

Cranberry Creek (3288 Route 611)

Bartonsville, PA 18321

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Garibaldi



41.25 Acres of Land Available for Sale

Overview

The Cranberry Creek Development site is a 41.25-acre site located on Rt. 611 south between Bartonsville and Tannersville in Pocono Township, Monroe County, Pennsylvania. A 7-acre portion of this tract is located directly across on the west side of Interstate 80. A large portion of the site is level and cleared. It is easily accessible from Rt. 611 north or south and is visible from Interstate 80. There are nearby full-service interchanges to access the site both from the north and the south.

The development site is one of the largest remaining tracts along this heavily traveled retail and professional services corridor. The zoning for the site is (C) Commercial which will allow for a myriad of uses. There is also the potential for mixed-use development. A conceptual site plan is included on the back.

Utilities are available to the site. Professional, retail, and entertainment services nearby include St. Luke's Health Network Hospital, Sanofi Pasteur, The Crossings Premium Outlets, Home Depot, Lowes, Target, Dick's Sporting Goods, Giant Food Store and Camelback Mountain Resort.



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Highlights

- Commercial Zoning allows for Retail, Professional Services, Offices, Single & Multi-Family Residential, Warehousing, Light Manufacturing & others
- Mixed used development is also a consideration
- Sits on well-traveled Rt 611 & easily accessible from I-80 & other state highways in close proximity
- Utilities are available to the site



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