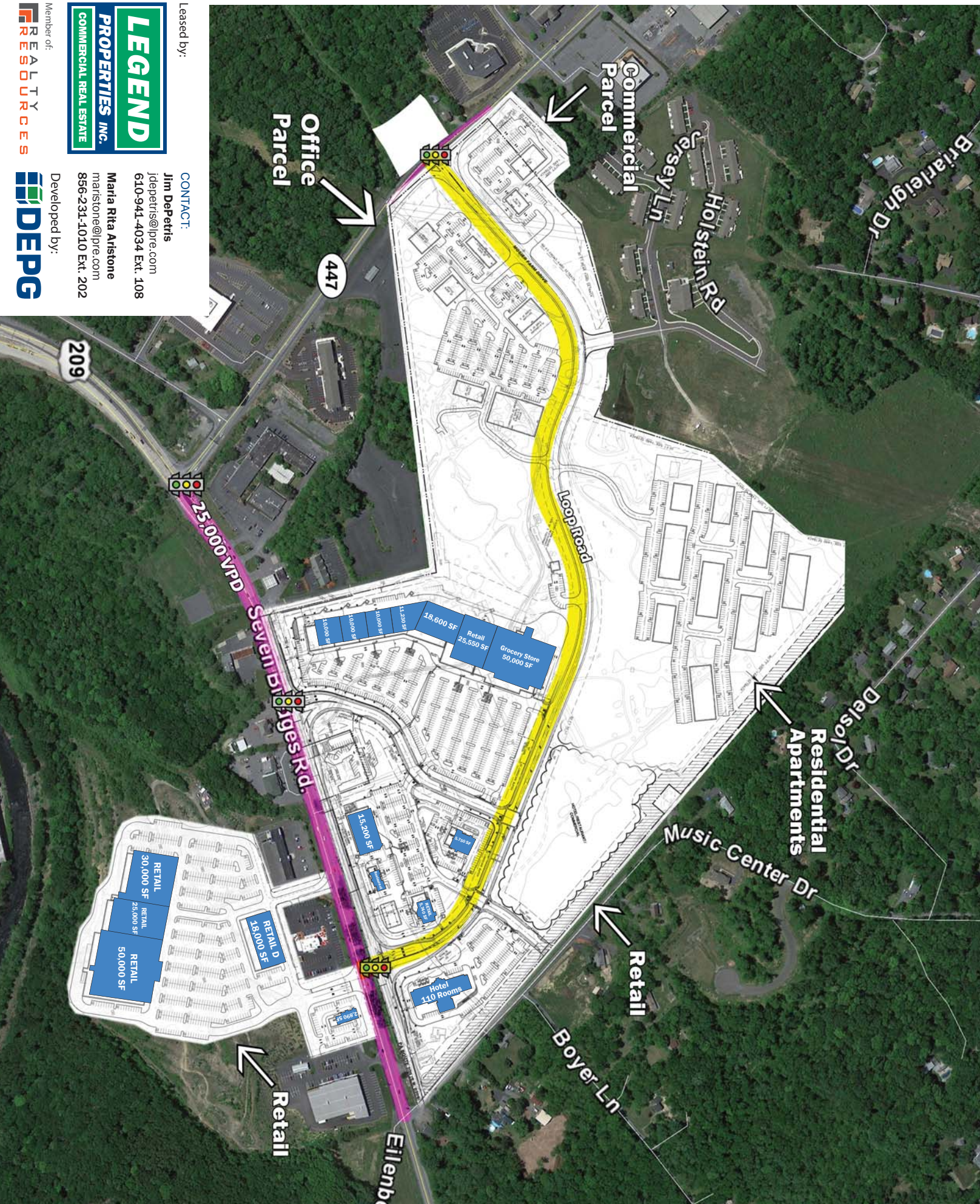


Leased by:
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Developed by:
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LEGEND PROPERTIES, INC.

Monroe County | Pennsylvania **SMITHFIELD GATEWAY** Route 209 & Music Center Drive | Smithfield Township | 18360



PROPERTY HIGHLIGHTS

- New 500,000 SF mixed-use development opportunity - 320,000 SF retail, 100,000 SF office and 240 residential units
- Located at the signalized intersection of Route 209 and Music Center Drive with easy access to I-80 1/4 mile south
- Nearby amenities include: Pocono Medical, Delaware Water Gap & East Stroudsburg University
- High tourism traffic due to Great Wolf Lodge, Mount Airy Casino, Crossroads Outlet Center, Ski & Water Parks and Kalahri Water Park
- Pocono Mountain School District, in Monroe County, is the 11th Largest School District in the State; Located next to Pike County, the second fastest growing county in Pennsylvania
- Ideal for supermarket, restaurants, retail, professional and medical office use

DEMOGRAPHICS (*)

	3 Miles	5 Miles	7 Miles
Population	21,997	41,010	61,060
Average HH Income	\$ 64,302	\$ 70,056	\$ 74,137
Total Businesses	1,752	2,459	2,903
Number of Employees	16,925	23,671	28,882

* Data Source: AGS™



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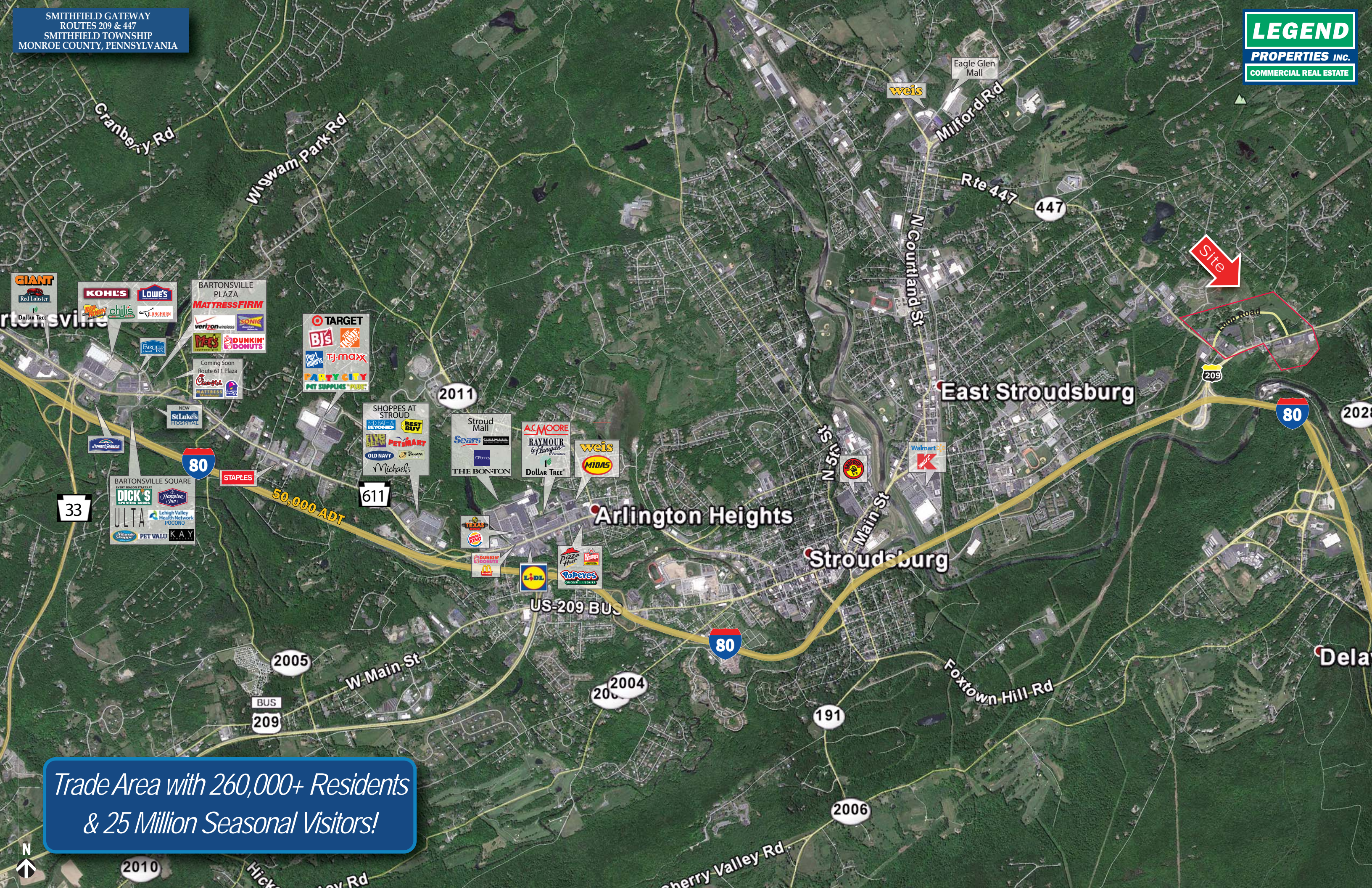
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*Trade Area with 260,000+ Residents
& 25 Million Seasonal Visitors!*

