

Saber

# TACM

COMMERCIAL REALTY



Pennsylvania Department of Transportation



# PROPERTY INFORMATION

Terri Mickens, CCIM  
Broker/Owner  
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# Build to Suit - 17,000 + SF Route 611 Stroud Township

1610 N 9th St, Stroudsburg, PA 18360



## PROPERTY DESCRIPTION

Retail/Office development site along PA Route 611 in Stroud Township within 1 mile from access to Interstate 80, and PA Route 33. One of the last C2-Commercial sites available in the area. Directly across the street from Stroud Commons retail center, St Luke's Family Practice, and a newly proposed Wawa opening. Developer/owner willing to lease ground or build to suit. Base rent ranging from \$22-\$26 SF

## LOCATION DESCRIPTION

Site located in the prime retail corridor of Route 611 in Stroud Township between the Bartonsville Plazas, Lowes Kohl, and the Stroud Mall. This short strip of Route 611 serves as the primary retail hub for most of Monroe County. A newly constructed St Luke's Hospital within a 1/4 mi from the site.

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**LOCATION  
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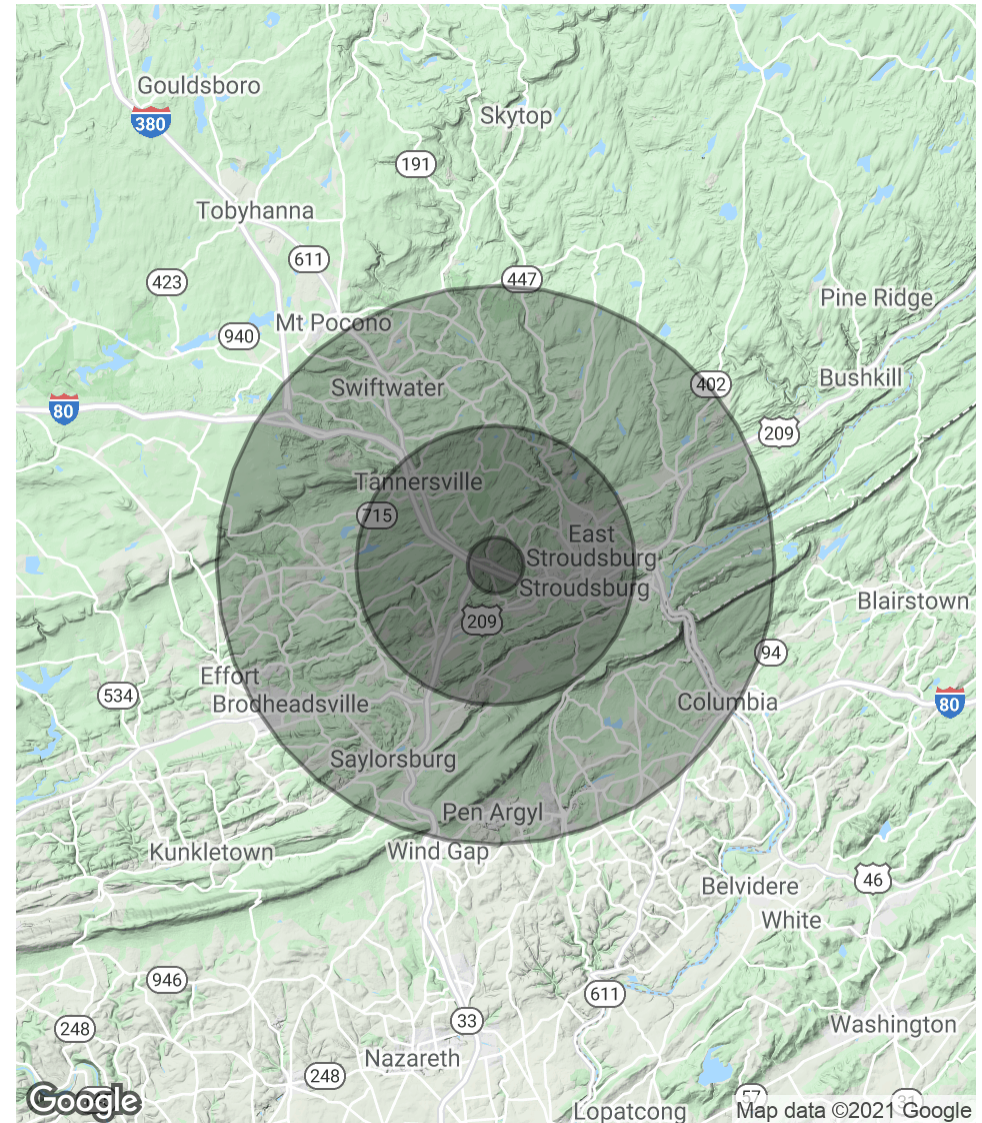
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,732	46,146	129,050
Average age	41.1	39.0	39.0
Average age (Male)	39.2	37.8	38.2
Average age (Female)	41.8	39.8	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	604	17,041	46,876
# of persons per HH	2.9	2.7	2.8
Average HH income	\$88,725	\$72,158	\$71,015
Average house value	\$253,124	\$247,536	\$238,970

\* Demographic data derived from 2010 US Census



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