

Standalone Office/Retail with 4 Parking Spots

209 N 8th St, Stroudsburg, PA 18360



OFFERING SUMMARY

Available SF:	720 SF
Lease Rate:	\$1,200.00 per month (NN)
Lot Size:	0.05 Acres
Year Built:	1975
Building Size:	720 SF
Market:	Northeast PA
Submarket:	Poconos

PROPERTY OVERVIEW

This 720 SF stand-alone building in downtown Stroudsburg, PA. is a fantastic location for a professional office or small retail establishment. Maximize your presence without taking on too much space. The convenient location, great visibility, and private off-street parking make this building a rare find. The building has an open floor plan, one RestRoom, public utilities, and FOUR off-street parking spots. Tenant responsible for utilities, Lot Maintenance, and Business/Liability Insurance.

PROPERTY HIGHLIGHTS

- 4 Parking Spots
- Public Utilities
- Prime Location
- Flexible Floor Plan

Dan Lichty

Commercial Advisor

570.801.6170

570.460.2335

daniel.lichty@gmail.com

TACM Commercial Realty Inc

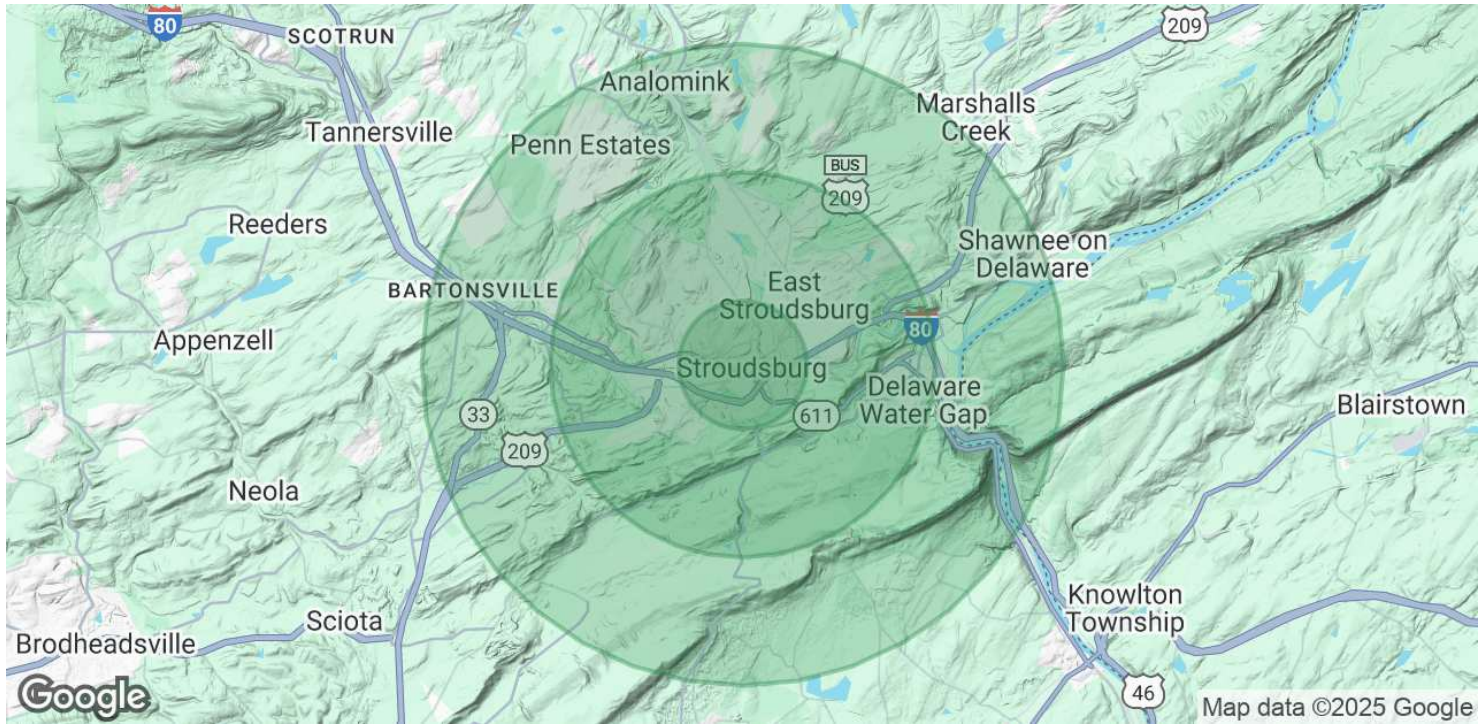
2331 Route 209/Suite 5

Sciota, PA 18354

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,148	33,267	52,094
Average Age	31.7	34.0	36.3
Average Age (Male)	29.5	32.9	35.0
Average Age (Female)	34.0	35.0	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,071	11,690	18,315
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$54,329	\$63,399	\$69,766
Average House Value	\$217,871	\$233,224	\$244,273

* Demographic data derived from 2020 ACS - US Census

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