

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 Lichy

Commercial Advisor

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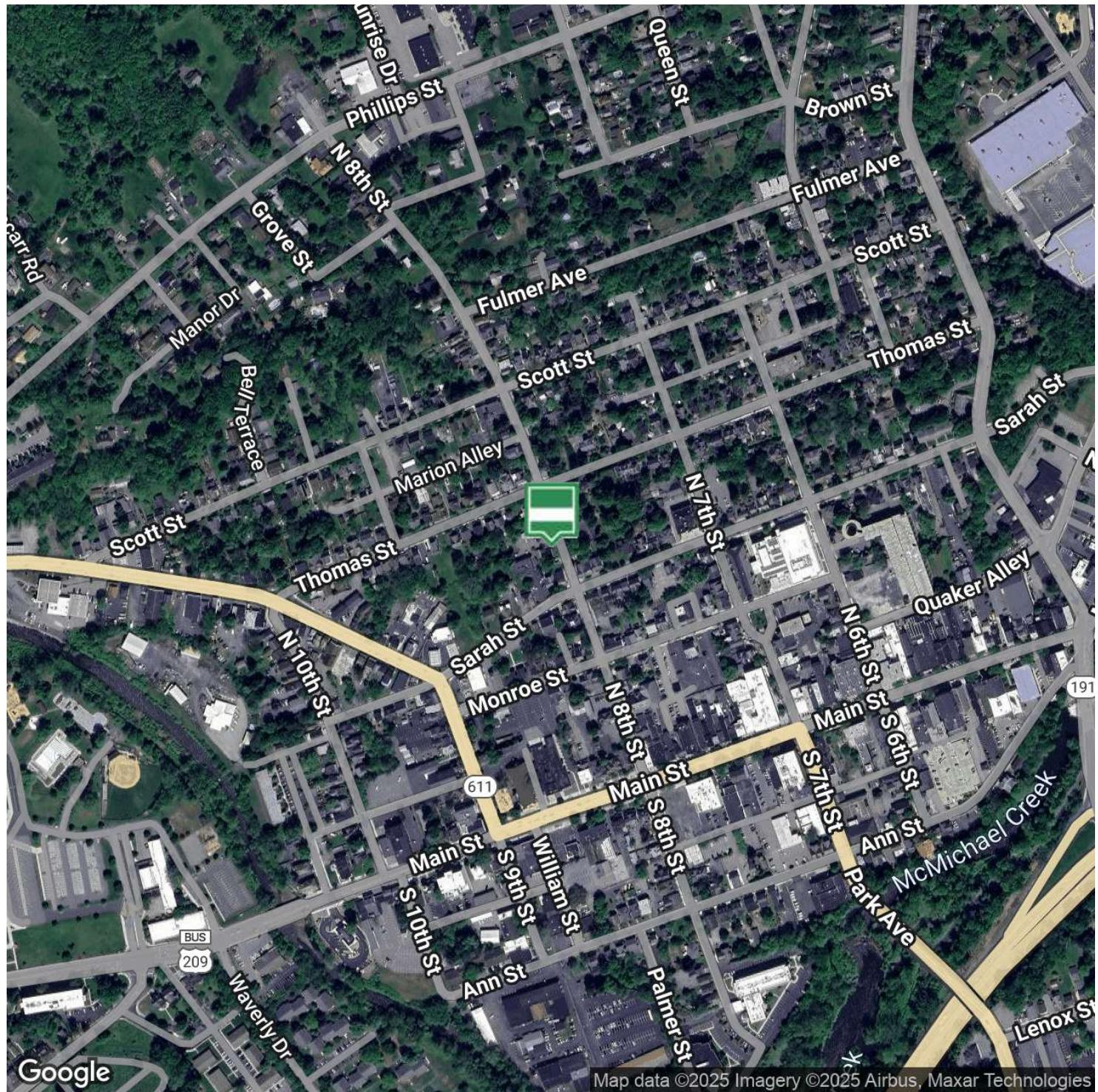
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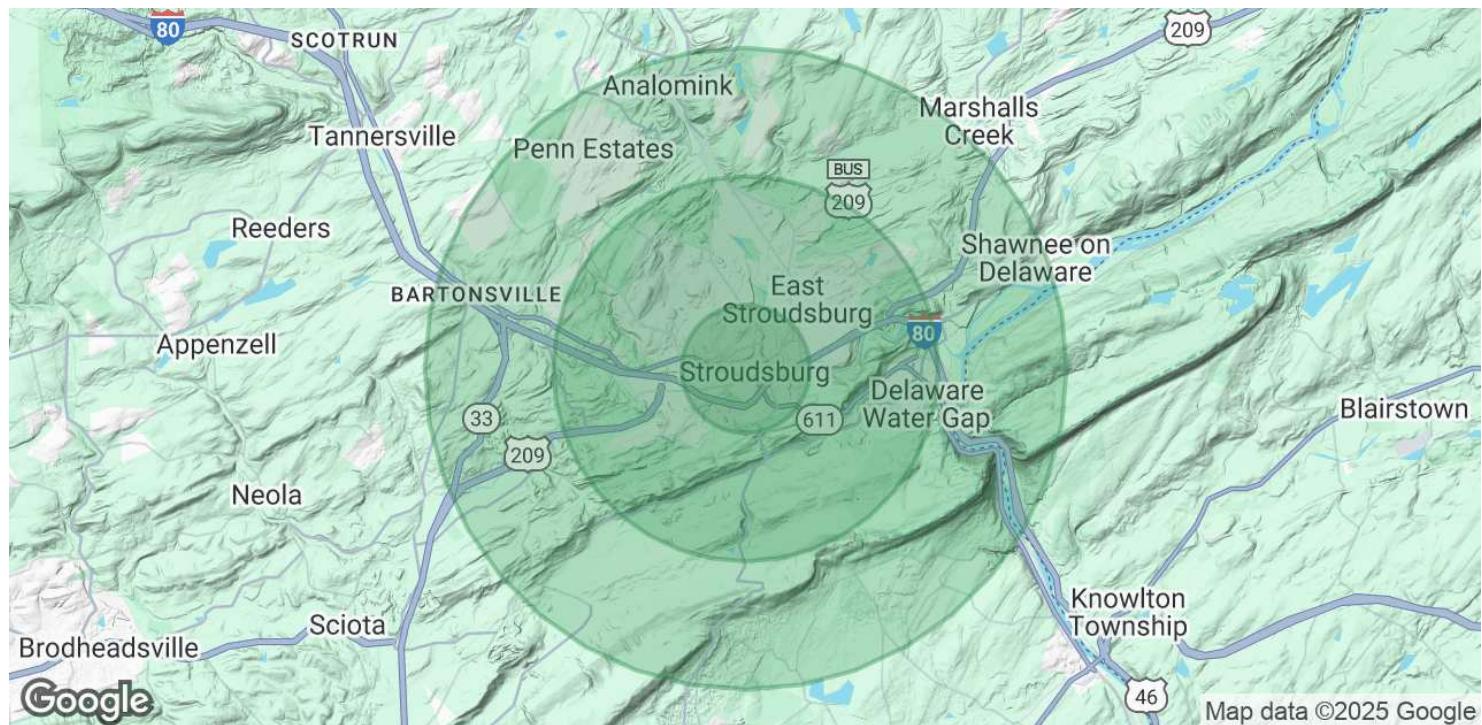
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,148	33,267	52,094
Average Age	31.7	34.0	36.3
Average Age (Male)	29.5	32.9	35.0
Average Age (Female)	34.0	35.0	37.4

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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