

# Pocono Summit Retail Lease

175 Harvest Ln, Pocono Summit, PA 18346



## OFFERING SUMMARY

Available SF:	1,000 - 4,000 SF
Lease Rate:	\$3,000.00 per month (NNN)
Lot Size:	3.98 Acres
Year Built:	1975
Building Size:	5,086 SF
Zoning:	CI
Market:	Northeast PA
Submarket:	Poconos

## PROPERTY OVERVIEW

FOR LEASE - HUGH PRICE REDUCTION - Prime commercial space at the Intersection of Route 940 and Harvest Lane. This space has potential for Retail, Office, or even Light Industrial Flex and features; Great visibility, quick access to Interstate 380, and is in a desirable location directly across from the NEW St. Luke's Health Center Pocono Summit. This 4,000 SF unit was last a daycare operation but broad zoning allows for many uses in both the Commercial and Light Industrial worlds. Join one of the fastest-growing commercial corridors in the area. Newly developed projects for Wawa, St. Luke's, Sparkle Car Wash, Ray Price Jeep, and Taco Bell are now open, with additional proposed projects which include Giant Food Store and retail/QSR out-parcels.

## PROPERTY HIGHLIGHTS

- High Traffic Location
- Lighted Intersection w/ Route 940
- Growing Commercial Corridor
- Prime Commercial Opportunity

### Dan Lichty

Commercial Advisor

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2331 Route 209/Suite 5  
Sciota, PA 18354



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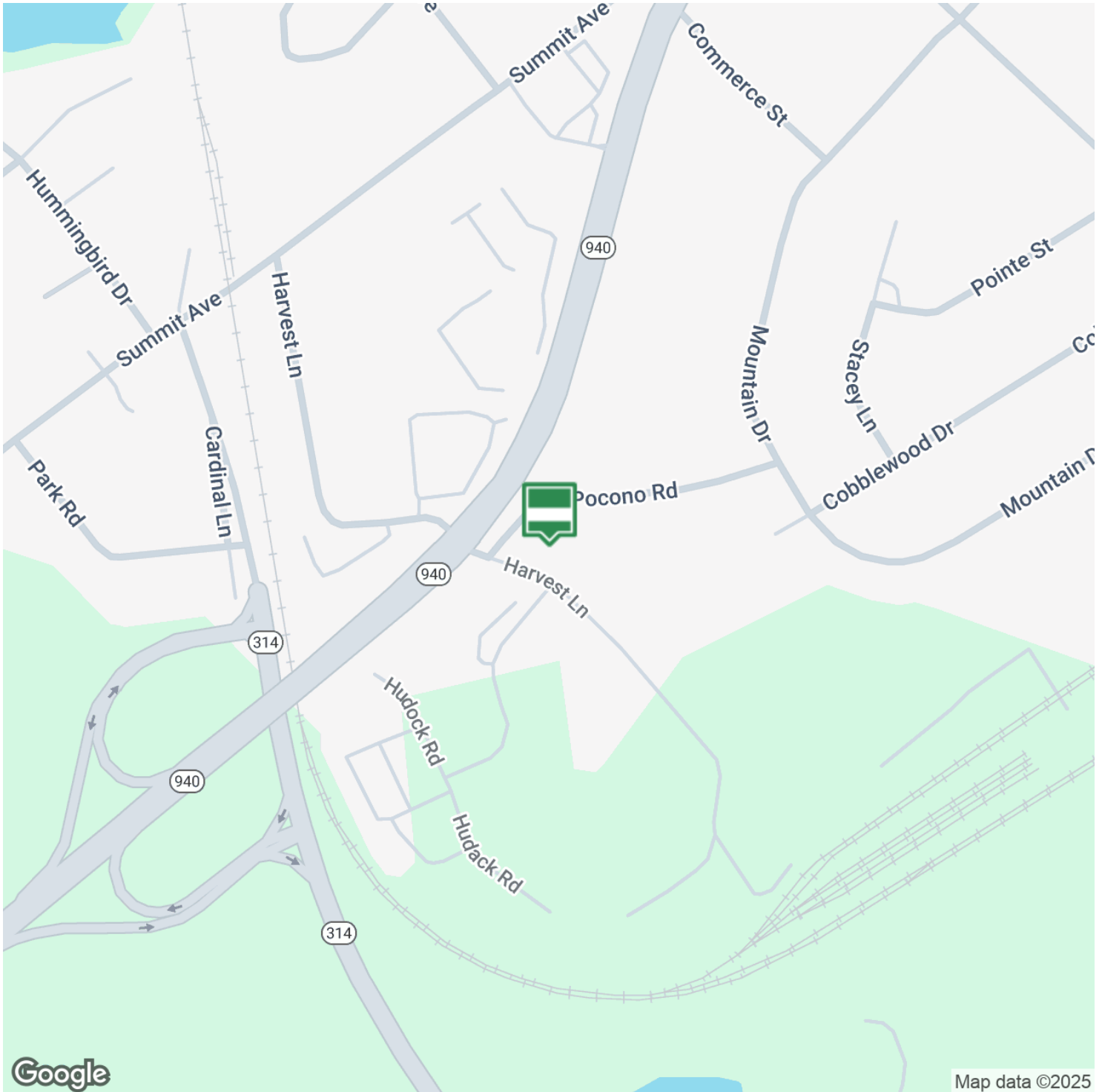
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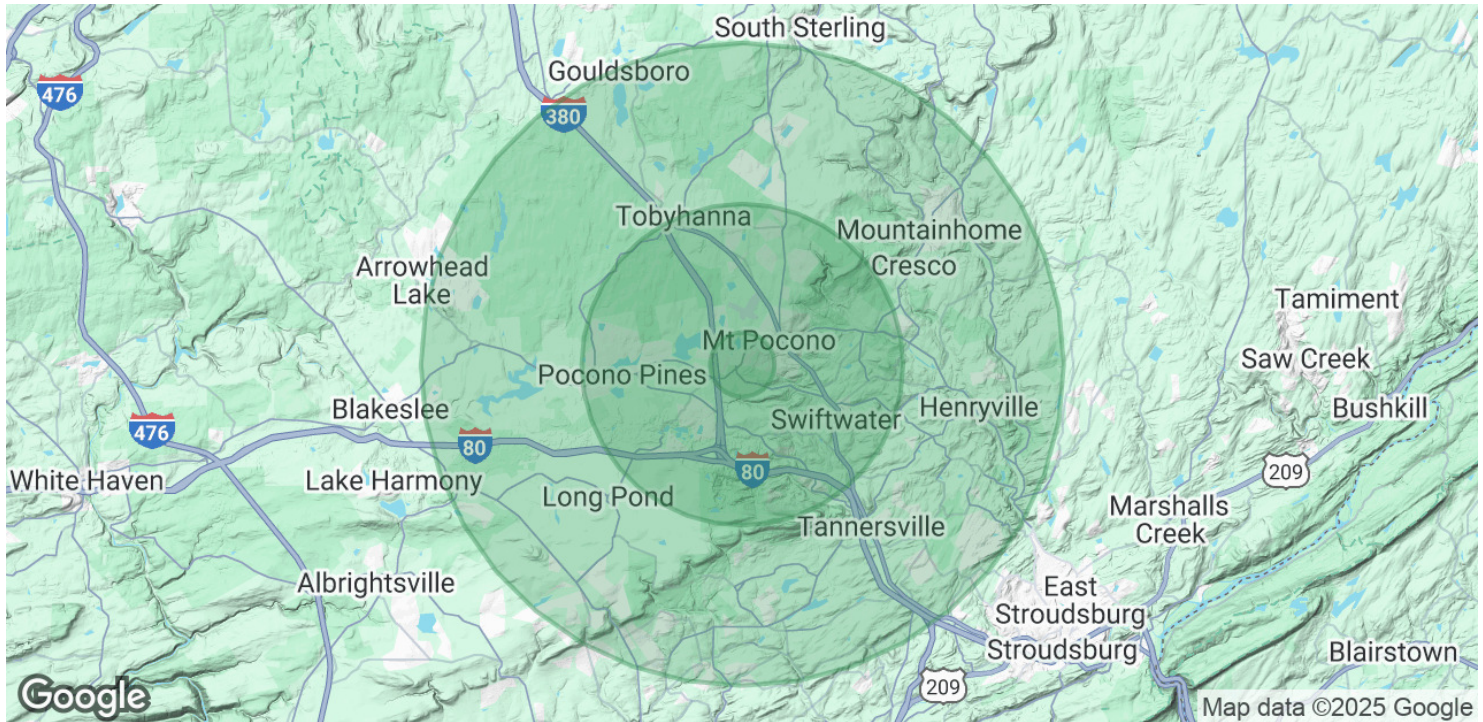
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,174	23,756	75,417
Average Age	42.0	42.6	41.9
Average Age (Male)	41.7	41.5	40.4
Average Age (Female)	43.1	42.3	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	668	12,959	39,198
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$58,114	\$56,746	\$56,502
Average House Value	\$158,695	\$160,333	\$179,365

2020 American Community Survey (ACS)

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