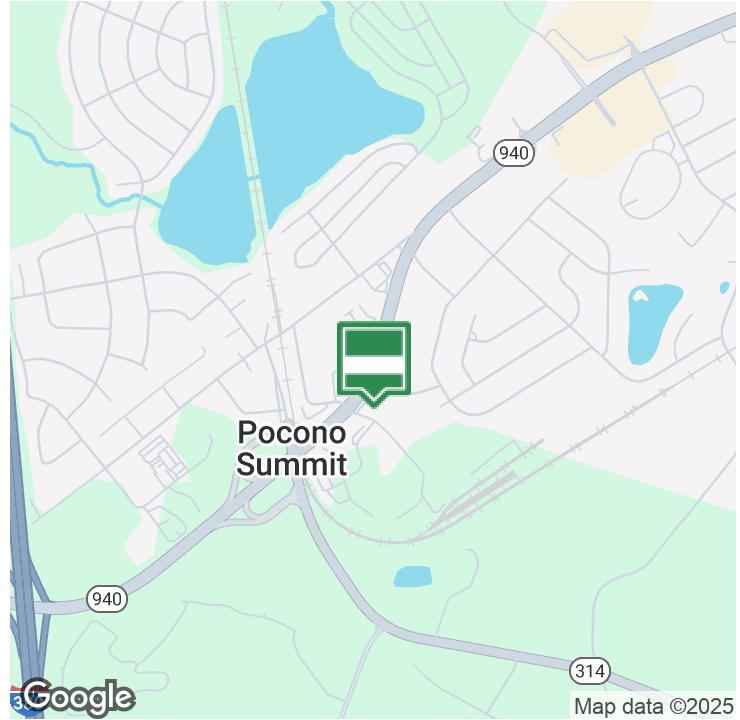


Pocono Summit Retail Lease

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 Lichy

Commercial Advisor

570.801.6170

570.460.2335

daniel.lichy@gmail.com

No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted. Subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. And any special listing Conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354

Pocono Summit Retail Lease

175 Harvest Ln, Pocono Summit, PA 18346



Dan Lichy

Commercial Advisor

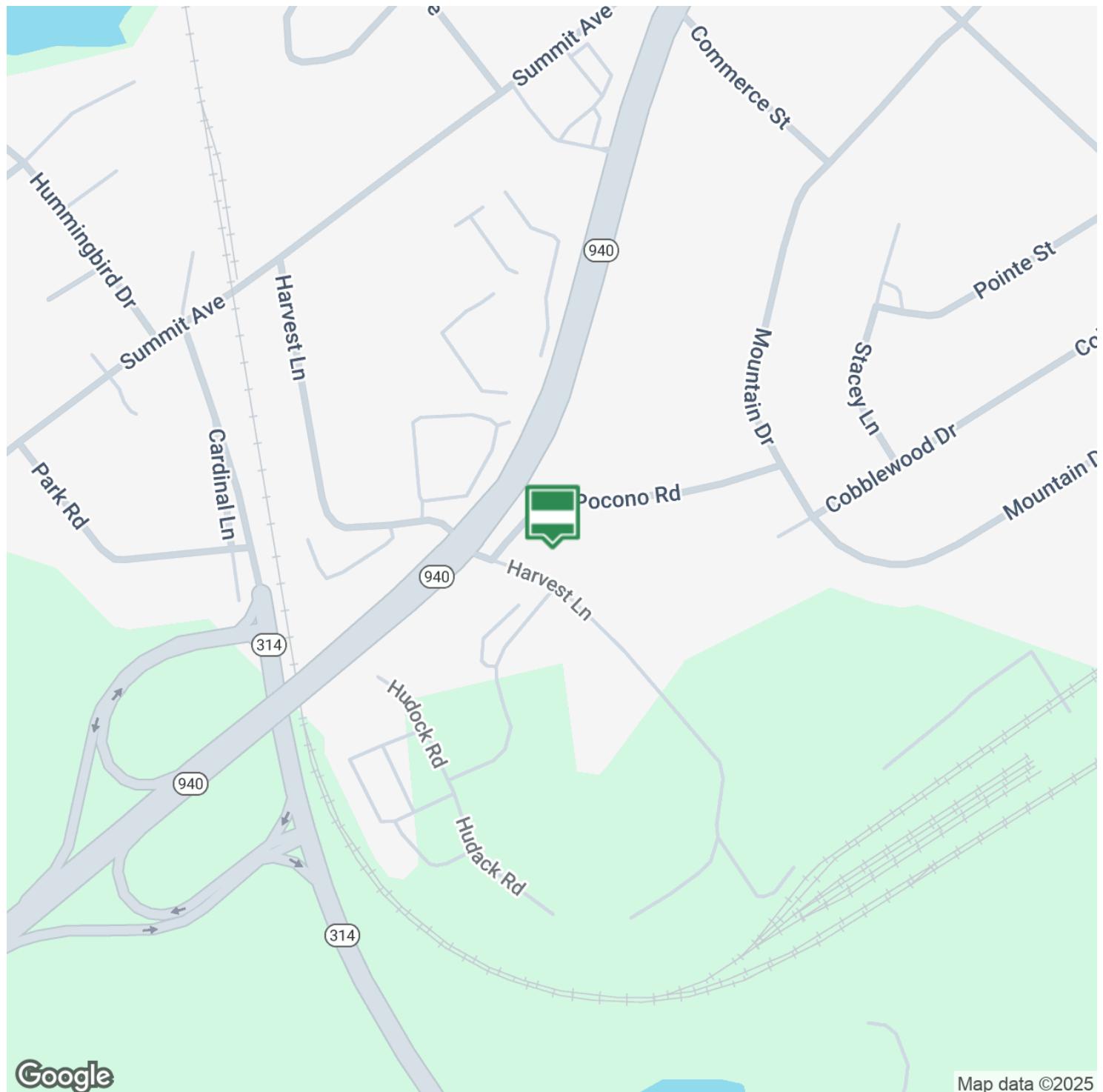
570.801.6170

570.460.2335

daniel.lichty@gmail.com

Pocono Summit Retail Lease

175 Harvest Ln, Pocono Summit, PA 18346



Dan Lichy

Commercial Advisor

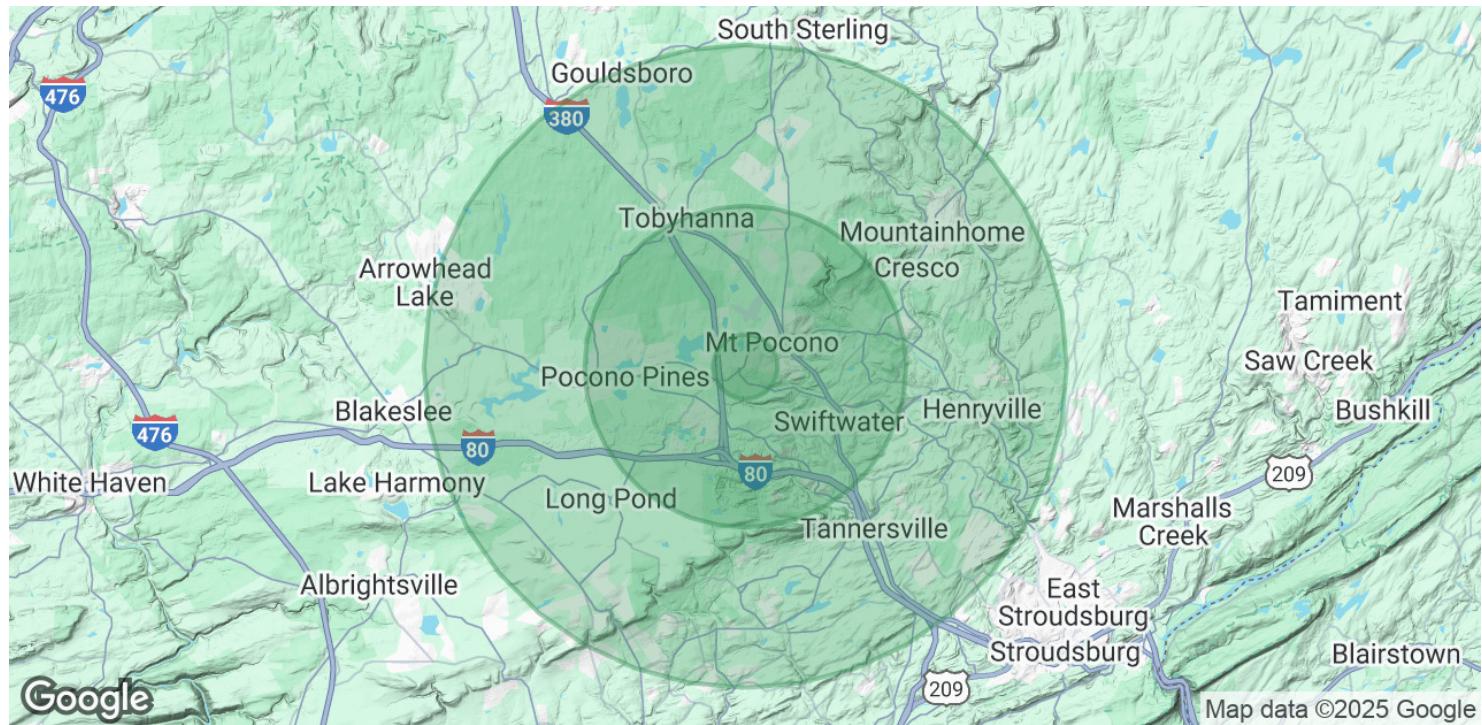
570.801.6170

570.460.2335

daniel.lichy@gmail.com

Pocono Summit Retail Lease

175 Harvest Ln, Pocono Summit, PA 18346



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)

Dan Lichy

Commercial Advisor
570.801.6170
570.460.2335
daniel.lichy@gmail.com