

7,232 SF RESTAURANT | FOR LEASE

Peppe's Bistro | 100 Eagle Valley Mall | East Stroudsburg, PA 18301 | Monroe County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



FOR LEASE | East Stroudsburg, PA 18301 | Monroe County

7,232 SF
Restaurant

IMMEDIATE
Availability

LEASE SF
Upon Request

PROPERTY INFORMATION

- Fully Equipped Restaurant and Banquet Facility:
 - Excellent Opportunity • Bar and Lounge Seating for 60 +
 - Banquet Facility Seating for 100 +
 - Casual and Fine Dining Seating 90 • Possible Outdoor Seating
- R- Liquor License / Use through a Management Agreement
- High Traffic Location at Route 447 and Route 209 (Business) in East Stroudsburg/ Near ESU

Demographics	1 Mile	3 Miles	5 Miles
Population	4,015	29,975	46,191
Average HH Income	\$108,338	\$121,413	\$116,329
Total Businesses	197	1,603	2,006
Number of Employees	1,643	14,322	18,061
Traffic Counts	Intersection of Paradise Trail, Milford Road, and Bus Route 209: 22,136 VPD		

*Data Source: Sites USA REGIS™ 2023

FOR MORE INFORMATION
PLEASE CONTACT:

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484-239-8777 CELL
JSMITH@LPRE.COM



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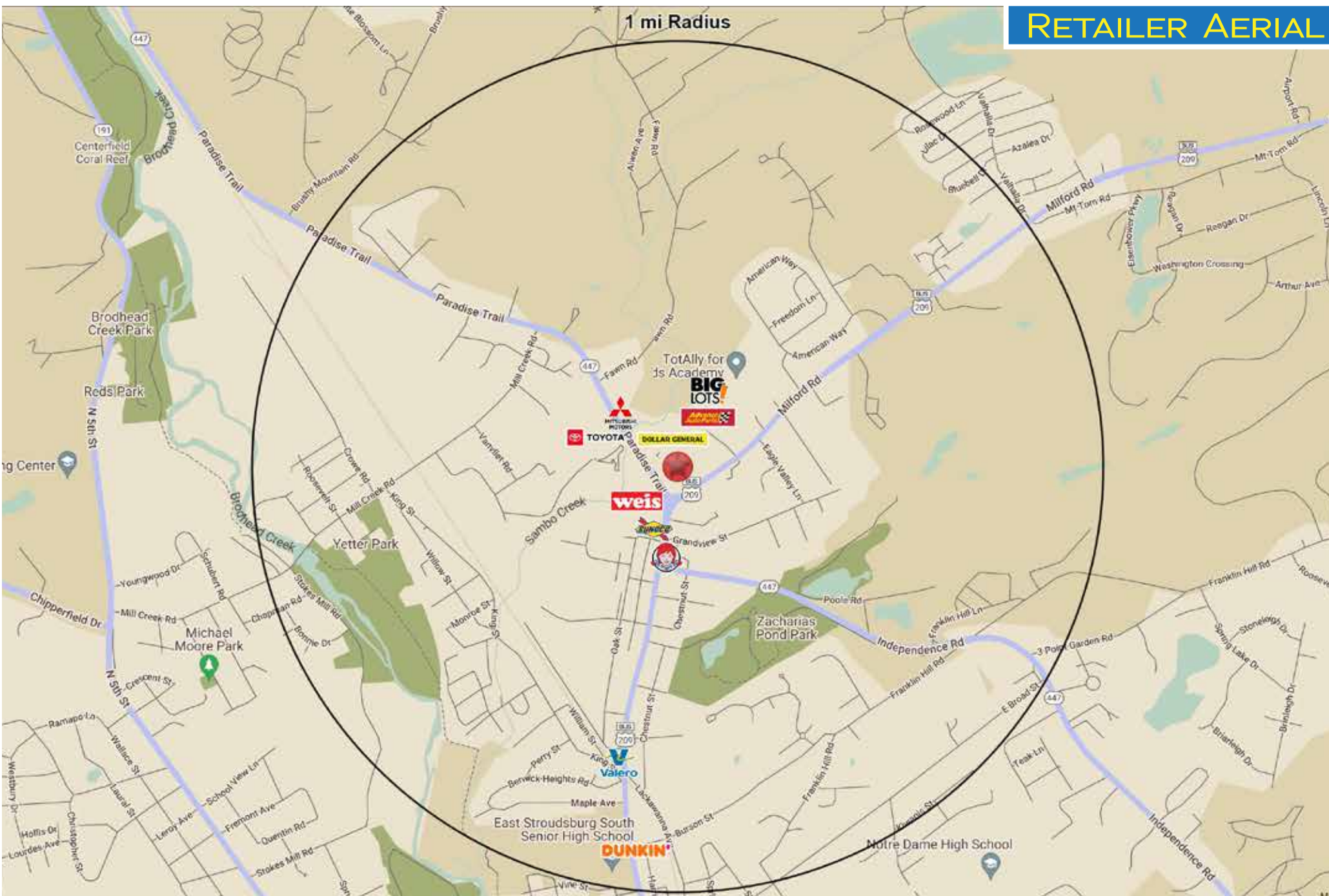
Peppel's Bistro | 100 Eagle Valley Mall | East Stroudsburg, PA 18301 | Monroe County

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RETAILER AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

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SITE PLAN

PARADISE TRAIL 6,896 VPD

MILFORD RD. 5,609 VPD

BUS ROUTE 209
9,631 VPD



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2024)	4,015	29,975	46,191
Projected Population (2029)	3,829	29,080	44,606
Projected Annual Growth (2024 to 2029)	-0.9%	-0.6%	-0.7%

Daytime Population

Total Businesses (2024)	197	1,603	2,006
Number of Employees (2024)	1,643	14,322	18,061

Income

Average HH Income (Est. 2024)	\$108,338	\$121,413	\$116,329
Median HH Income (2024)	\$69,871	\$85,726	\$83,463

Households & Growth

Households	1,624	11,338	17,453
Projected HH (2029)	1,546	10,962	16,806
HH Growth with Children (2024 to 2029)	32.4%	29.6%	29.4%

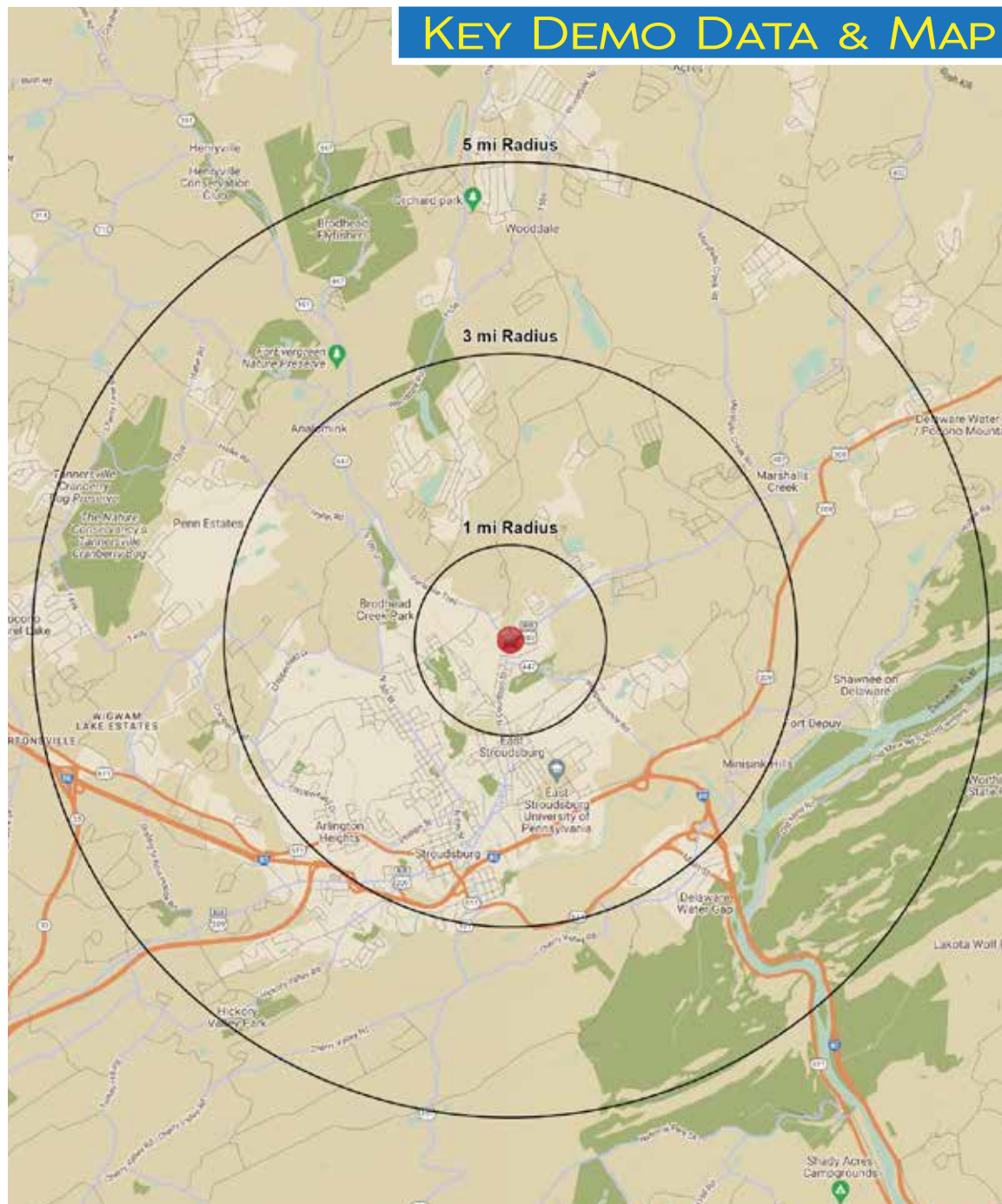
Education

High School Graduate	29.2%	29.2%	30.0%
Some College	21.4%	19.8%	18.9%
Bachelor Degree	18.8%	18.2%	18.1%
Graduate	12.4%	14.1%	13.2%

Traffic Counts: Intersection of Paradise Trail, Milford Road, and Bus Route 209: 22,136 VPD

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



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INTERIOR PHOTOS



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