

BARTONSVILLE PLAZA SHOPPING CENTER NORTH AVAILABLE FOR LEASE

Routes 611 & 33 | Stroudsburg, PA 18360 | Monroe County

PROPERTY HIGHLIGHTS

- **TWO SPACE 4,200 SF and 1,140 SF AVAILABLE!**
- Located on Route 611 with immediate access to I-80 East and West and Route 33
- Cross easement with Kohl's and Lowe's; Other nearby retailers include, Target, Giant Supermarket, BJ's Wholesale Club, Home Depot, and Staples
- Pocono Mountain School District, in Monroe County, is the 11th Largest School District in the State; Located next to Pike County, the second fastest growing county in PA
- High tourism traffic due to Great Wolf Lodge, Mount Airy Casino, Crossroads Outlet Center, Kalahri Resorts and Convention Center; Two new hotels to Bartonsville, Hampton Inn & Suites and Marriott Fairfield Inn
- Across from Dick's Sporting Goods, ULTA, The Vitamin Shoppe, Kay Jewelers, La Tolteca, Lehigh Valley Health - Pocono & Hampton Inn Suites
- Ideal for optical, medical, massage therapy, and many other retail uses



Developed by:



Demographics	1 Miles	3 Miles	5 Miles
Population	1,459	18,016	51,303
Average HH Income	\$66,639	\$77,425	\$75,440
Households	550	6,868	19,180
Number of Employees	1,244	5,282	19,846
Traffic Counts	Route 611: 24,417 ADT		
	Traffic at I-80 exit, 1 minute from Bartonsville Plaza: 34,637 ADT		
* Data Source: Sites USA - REGIS™ 2021			



EXCLUSIVE
AGENT:



JAMES DePETRIS
610.941.4034 x108
610.304.4478 cell
jdepetris@lpre.com

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its 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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LPRE.COM
1000 FAYETTE STREET
CONSHOHOCKEN, PENNSYLVANIA 19428



BARTONSVILLE PLAZA NORTH AVAILABLE FOR LEASE

**SITE
PLAN**

BARTONSVILLE PLAZA NORTH

Suite # TENANT LIST

A101 Verizon Wireless (2,700 SF)
A102 Gamestop (2,000 SF)
A103 Yuppy Puppy (1,700 SF)
A104 Puff City (1,350 SF)
A105 AVAILABLE (4,200 SF)
A106 Lehigh Valley Health Network (6,275 SF)
A107 Bronzed Tanning (2,500 SF)

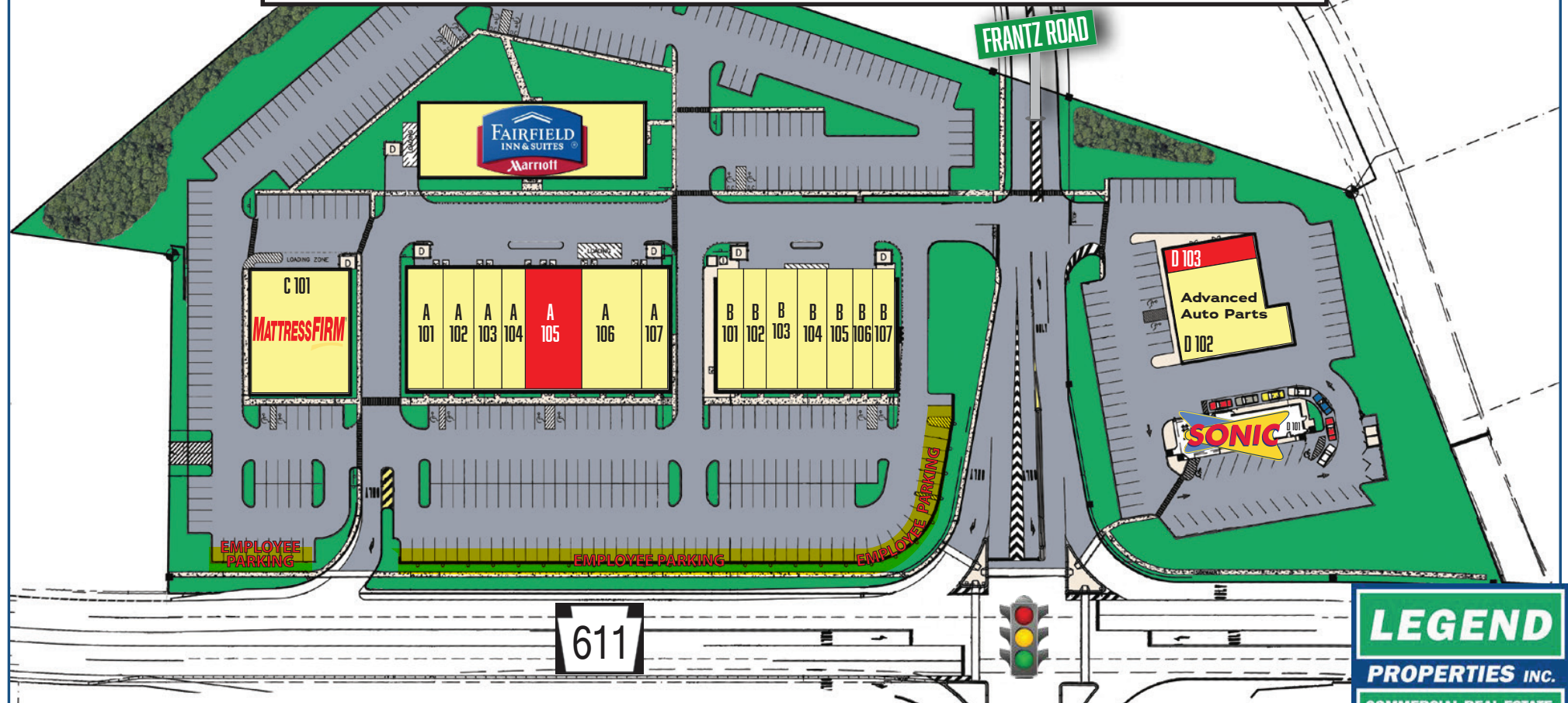
Suite # TENANT LIST

B101 Moe's Southwest Grill (2,700 SF)
B102 Army Recruitment (1,350 SF)
B103 Pizzaro Pizza (2,390 SF)
B104 Emilio's (1,600 SF)
B105 Ruby Nail Spa (1,530 SF)
B106 Great Clips (1,350 SF)
B107 Dunkin' (1,800 SF)

Suite # TENANT LIST

C101 Mattress Firm (8,242 SF)

D101 Sonic (20,000 SF: Pad Site)
D102 Advance Auto Parts (6,087 SF)
D103 AVAILABLE (1,140 SF)



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**LOCAL
COMPETITION**



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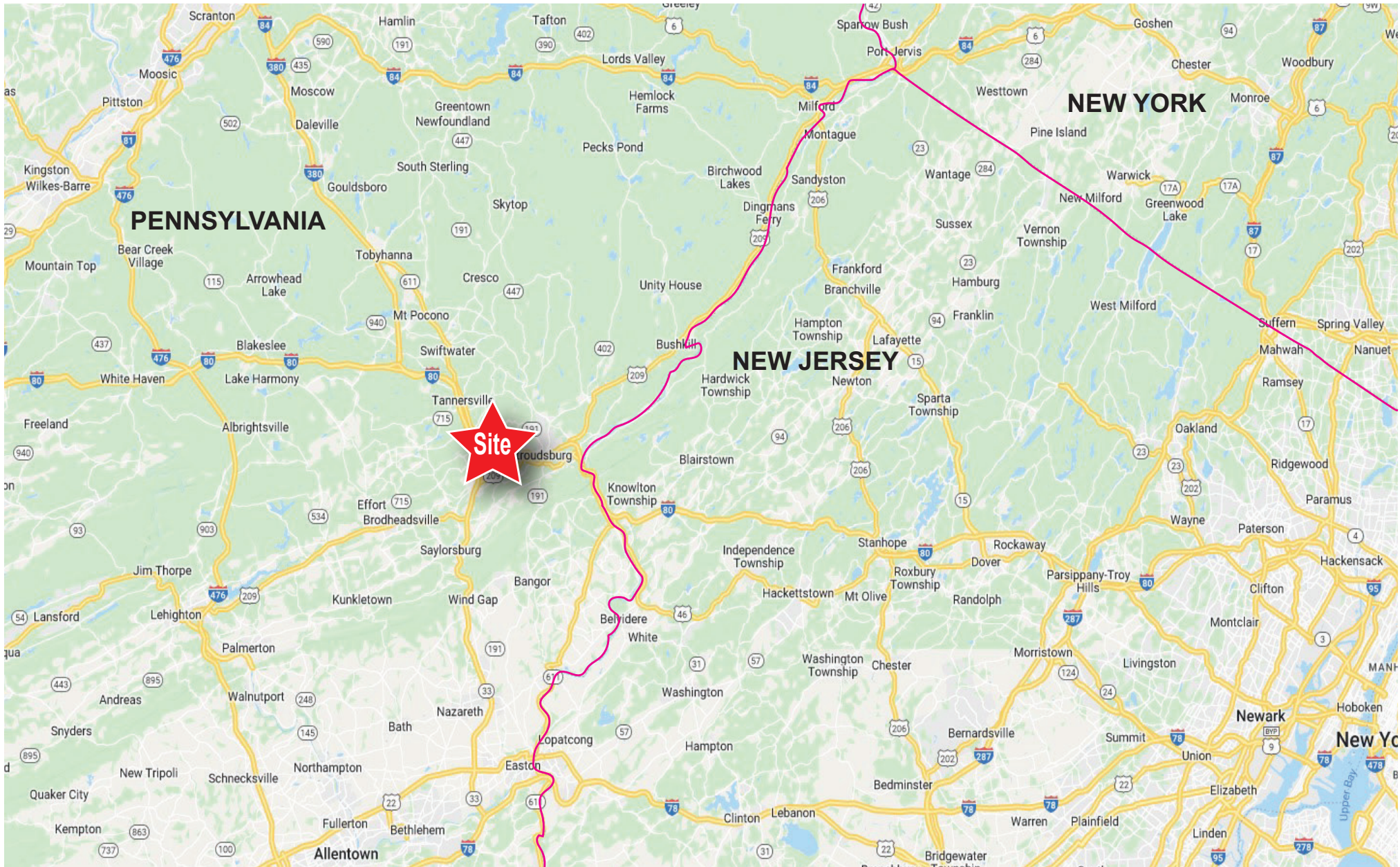
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BARTONSVILLE PLAZA NORTH AVAILABLE FOR LEASE

REGIONAL
MAP



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