

Private Offices Starting at \$400 / Month



MULTI-TENANT OFFICE BUILDING FOR LEASE

37 MILL CREEK ROAD • EAST STROUDSBURG, PA 18301





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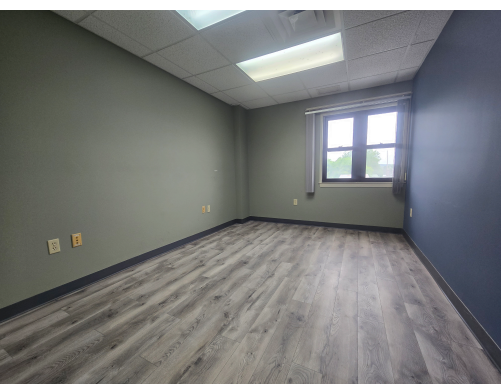
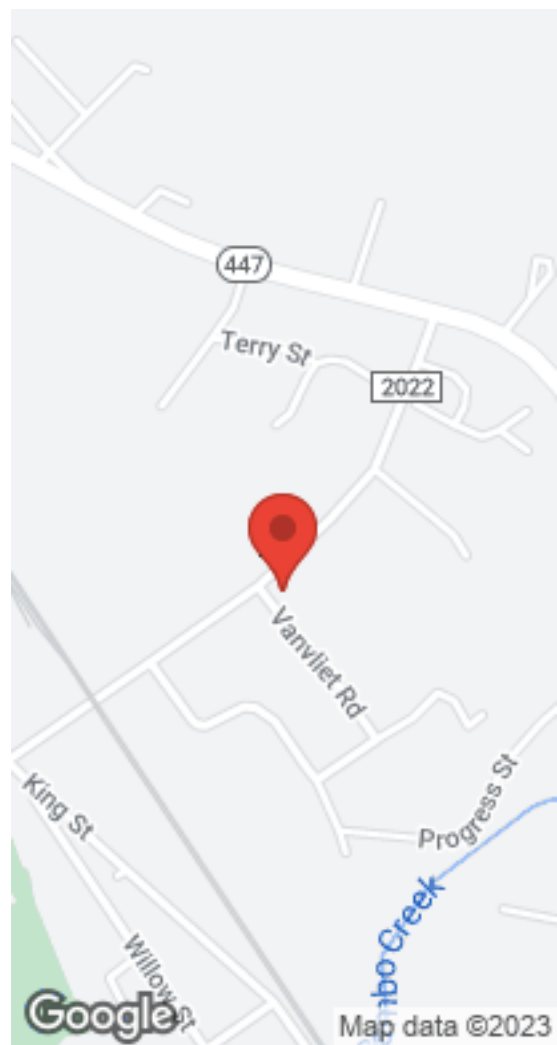
AVAILABLE SPACE

37 MILL CREEK ROAD



Property Description

Office and garage space for lease in East Stroudsburg. Multi-tenant building just minutes from Stroudsburg and East Stroudsburg with on-site parking. Larger suites have private entrances. Private offices include utilities, Wi-Fi, and printer access. Garage space has 2 roll-up doors and is separately metered. Office building is served by geothermal heating and cooling system.



Available Units

Unit	Size (sf)	Price (month)	Lease Type	Available
301	239	\$450.00	Gross	Leased
302	169	\$400.00	Gross	Leased
303	244	\$450.00	Gross	Leased
304	111	\$350.00	Gross	Leased
305	196	\$450.00	Gross	Leased
306	123	\$400.00	Gross	Available
307	117	\$307.00	Gross	Leased
4 (Garage)	900	\$1,200.00	Plus Utilities	Immediate

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804 Sarah Street, 305
Stroudsburg, PA 18360



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LOCATION & HIGHLIGHTS

37 MILL CREEK ROAD



LOCATION INFORMATION

Building Name: Multi-Tenant Office Building for Lease
Street Address: 37 Mill Creek Road
City, State, Zip: East Stroudsburg, PA 18301
County: Monroe
Cross Streets: Vanvliet Rd



LOCATION OVERVIEW

East Stroudsburg is the second town from the NJ-PA border on exit 309 and is home to the two largest service institutions in the county, East Stroudsburg University and Lehigh Valley Hospital - Pocono.

PROPERTY HIGHLIGHTS

- 24 Hour Access
- Abundant Private Parking
- Central Location to East Stroudsburg and Stroudsburg
- Geothermal Heating and Cooling (Main Building Only)



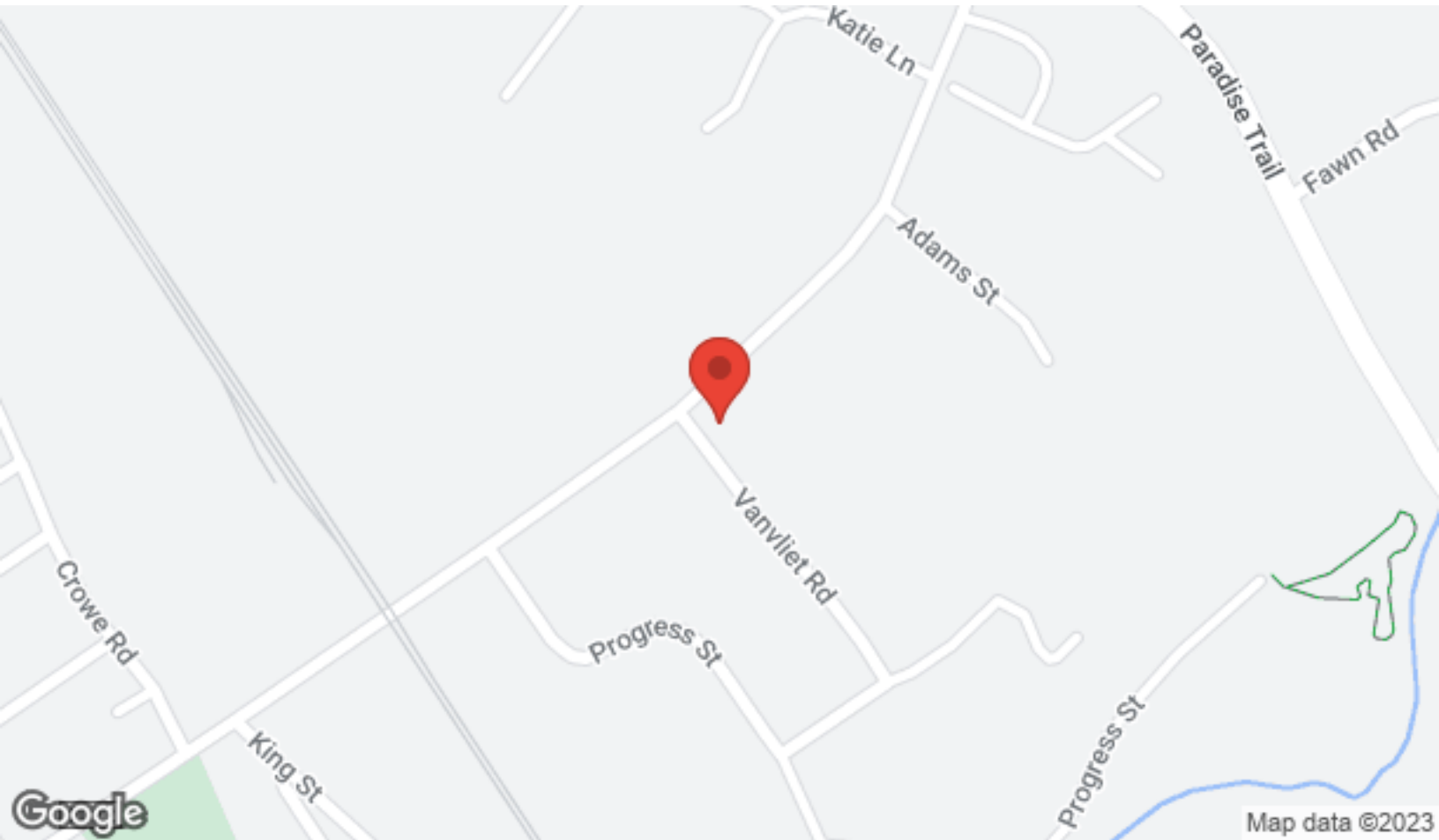
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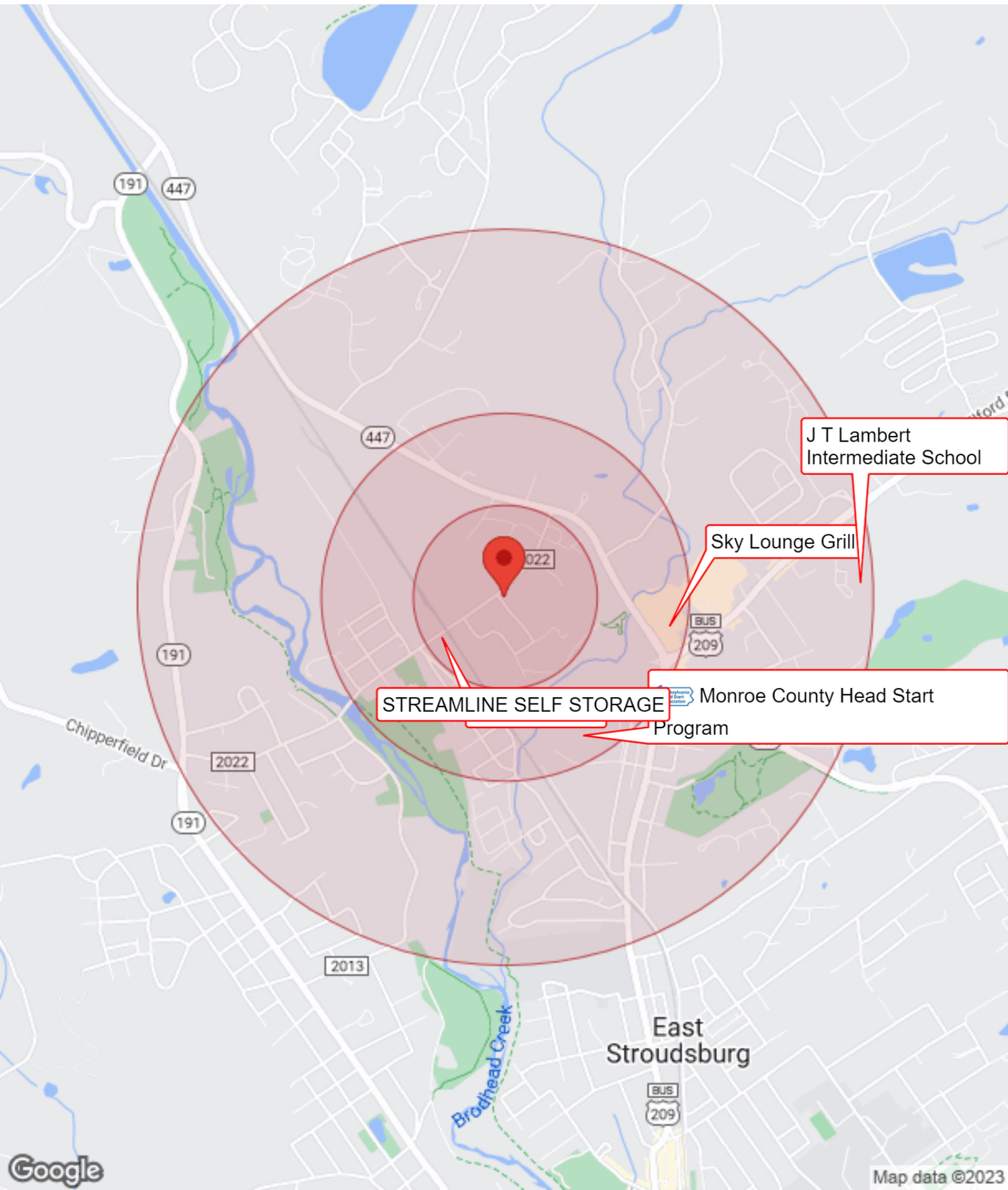
LOCATION MAPS

37 MILL CREEK ROAD



BUSINESS MAP

37 MILL CREEK ROAD



J T Lambert
Intermediate School

Sky Lounge Grill

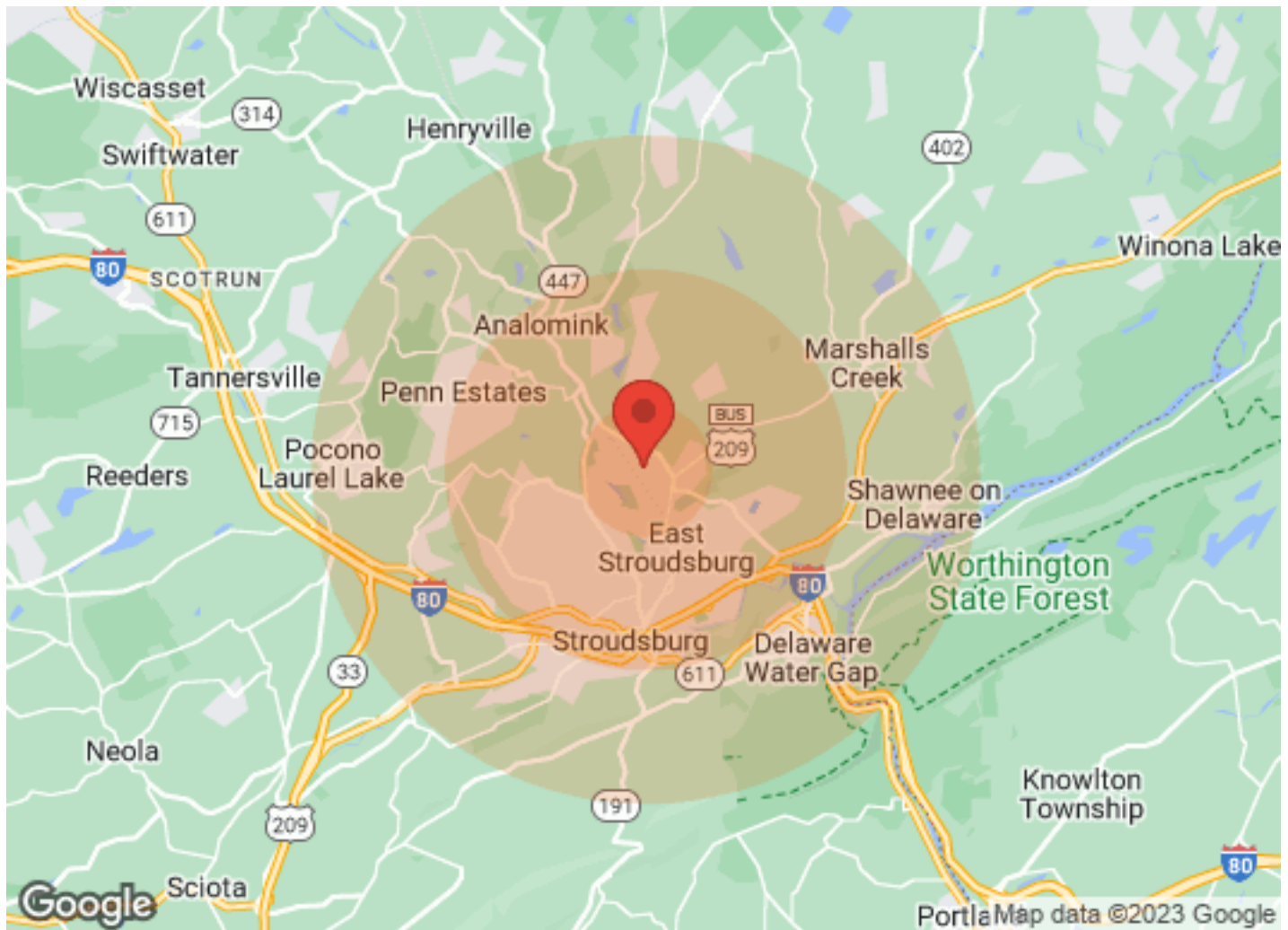
STREAMLINE SELF STORAGE

Monroe County Head Start
Program

East
Stroudsburg

DEMOGRAPHICS

37 MILL CREEK ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,354	15,418	23,210	Median	\$43,495	\$49,989	\$51,612
Female	2,250	16,392	24,247	< \$15,000	173	1,435	1,846
Total Population	4,604	31,810	47,457	\$15,000-\$24,999	331	1,468	1,794
				\$25,000-\$34,999	218	1,208	1,852
				\$35,000-\$49,999	287	1,473	2,075
				\$50,000-\$74,999	255	1,857	3,219
				\$75,000-\$99,999	219	1,553	2,082
				\$100,000-\$149,999	416	1,770	2,720
				\$150,000-\$199,999	6	455	651
				> \$200,000	15	228	544
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	638	4,857	7,493	Total Units	2,032	12,488	19,095
Ages 15-24	555	4,208	6,671	Occupied	1,884	11,102	16,411
Ages 25-54	1,890	12,595	18,415	Owner Occupied	1,173	6,914	11,164
Ages 55-64	607	4,151	6,351	Renter Occupied	711	4,188	5,247
Ages 65+	914	5,999	8,527	Vacant	148	1,386	2,684
Race	1 Mile	3 Miles	5 Miles				
White	3,895	24,534	36,399				
Black	338	4,233	6,549				
Am In/AK Nat	N/A	4	15				
Hawaiian	N/A	N/A	N/A				
Hispanic	529	4,338	6,517				
Multi-Racial	614	5,006	7,510				

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