

# PLEASANT VALLEY TOWN CENTRE

1628 US 209 | BRODHEADSVILLE, PA | 18322

**NEW RETAIL DEVELOPMENT**  
± 1,300 - 5,200 SF AVAILABLE | FOR LEASE

RT209 ± 17,000 VPD

**Advance**  
**Auto Parts!**

**BURGER**  
**KING**

**Site**

**TSC** **TRACTOR**  
**SUPPLY CO**



Blake Gross | Dave Nicholson  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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COMMERCIAL BROKERAGE. *Redefined.*

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## OVERVIEW

The Pleasant Valley Town Centre is a new commercial development to be built in the growing market of Brodheadsville, PA. The project is located on Route 209 across from Pleasant Valley High School. There are three pad sites along with retail shops available for lease. Great location for fast food/fast casual restaurants, banks, retail, and professional/medical office.

## LOCATION

Conveniently located in the market less than a half mile from the Route 209 and Route 115 roundabout. Route 209 is a major traffic artery that carries traffic east/west through the area connecting Stroudsburg and Pottsville. The project will have full access from Route 209 with approximately 17,000 cars driving past per day. It is also located directly across from the Pleasant Valley High School and Middle School. Other retailers in the immediate area are KFC, Advance Auto, Burger King, McDonald's, Rite Aid, CVS, AutoZone, Weis Markets, Dollar Tree, Dunkin Donuts, and ShopRite.

## TRADE AREA

Brodheadsville is located in the middle of Monroe County just south of Stroudsburg, PA. Monroe County has about 170,000 residents and is part of the Pocono Mountain region that has seen an explosion of growth over the past 10 to 15 years. Tourism is a big part of the economy with approximately 29 million people visiting the Pocono Mountains each year. This has driven the increase in residential and commercial development in the Brodheadsville market. There are 86,512 people living within 10 miles of Brodheadsville with an average household income of \$102,064. The Pleasant Valley High School and middle school have an attendance of almost 2,000 students.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
TOTAL POPULATION	24,723	44,296	86,512
TOTAL EMPLOYEES	3,489	5,416	14,963
AVERAGE HHI	\$103,590	\$101,941	\$102,064
TOTAL HOUSEHOLDS	9,243	16,454	32,894

TRAFFIC COUNTS: RT 209 ± 17,000 VPD | RT 115 ± 10,000 VPD



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## PROJECTED SITE PLAN



### TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
A	AVAILABLE	2,200
B	AVAILABLE	1,300
C	AVAILABLE	2,200
D	AVAILABLE	5,200
E	AVAILABLE	1,300
F	AVAILABLE	1,500
G	AVAILABLE	1,500
H	AVAILABLE	1,370



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## MARKET OVERVIEW



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# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



## LISTING AGENTS:

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