

4 PRIME PADS | 2,890sf - 9,000sf | FOR SALE OR LEASE

Smithfield Gateway | Routes 209 & 447 | Smithfield Twp, PA 18360 | Monroe County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

RETAIL, RESTAURANT & RESIDENTIAL OPPORTUNITIES ON A 120 ACRE MIXED USED DEVELOPMENT IN THE POCONO MOUNTAIN REGION

Future Site of Hotel, Residential and Retail Opportunities

8,075sf Restaurant Opportunity

5,750sf Restaurant Opportunity

2,890sf Restaurant Opportunity

9,000sf Retail Opportunity

Future Site of



FOR SALE OR LEASE | Routes 209 & 447 | Monroe County

4 PARCELS Available

IMMEDIATE Availability

SALE/RENT Upon Request

Join St. Luke's, Dunkin and Super Wawa & Popeye's (both coming in 2024) at this rapidly developing location

- 9,000sf of Retail Space
- 5,750sf retail/resturant space
- 2,890sf Restaurant space
- 8,075sf retail/resturant space

Excellent accessibility, and visibility with multiple road improvements completed or underway

Demographics	3 Miles	5 Miles	7 Miles
Population	23,020	39,042	61,025
Average HH Income	\$117,571	\$119,655	\$120,511
Total Businesses	1,430	1,930	2,383
Number of Employees	12,367	17,332	20,617

Traffic Counts Intersection of Routes 209 & 447: 38,246 VPD

*Data Source: Sites USA REGIS™ 2024

FOR MORE INFORMATION: JAMES DEPETRIS
PLEASE CONTACT: 610-941-4034 X108
610-304-4478 CELL
JDEPETRIS@LPRE.COM



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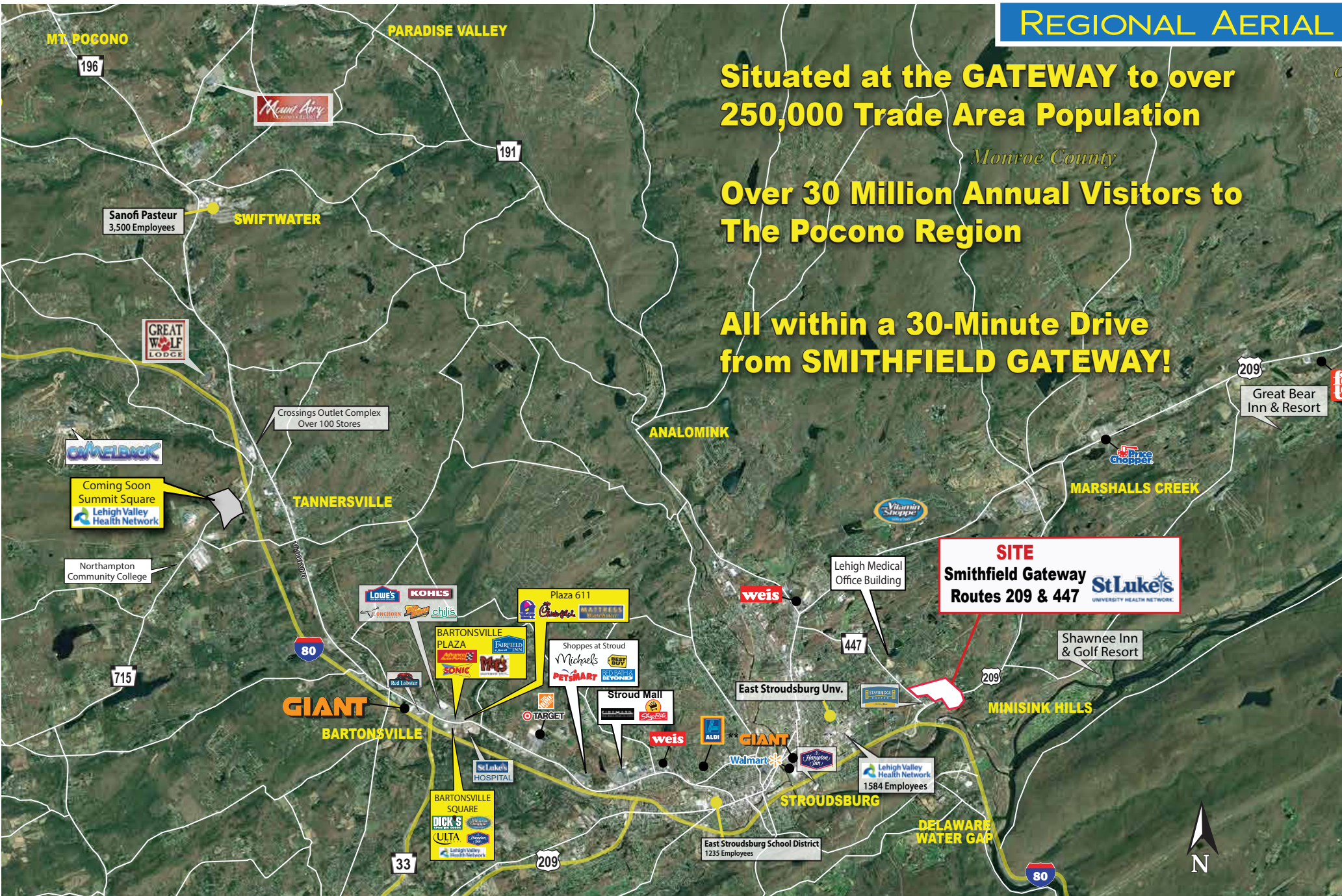
REGIONAL AERIAL

Situated at the **GATEWAY** to over **250,000 Trade Area Population**

Monroe County

Over **30 Million Annual Visitors** to **The Pocono Region**

All within a **30-Minute Drive** from **SMITHFIELD GATEWAY!**



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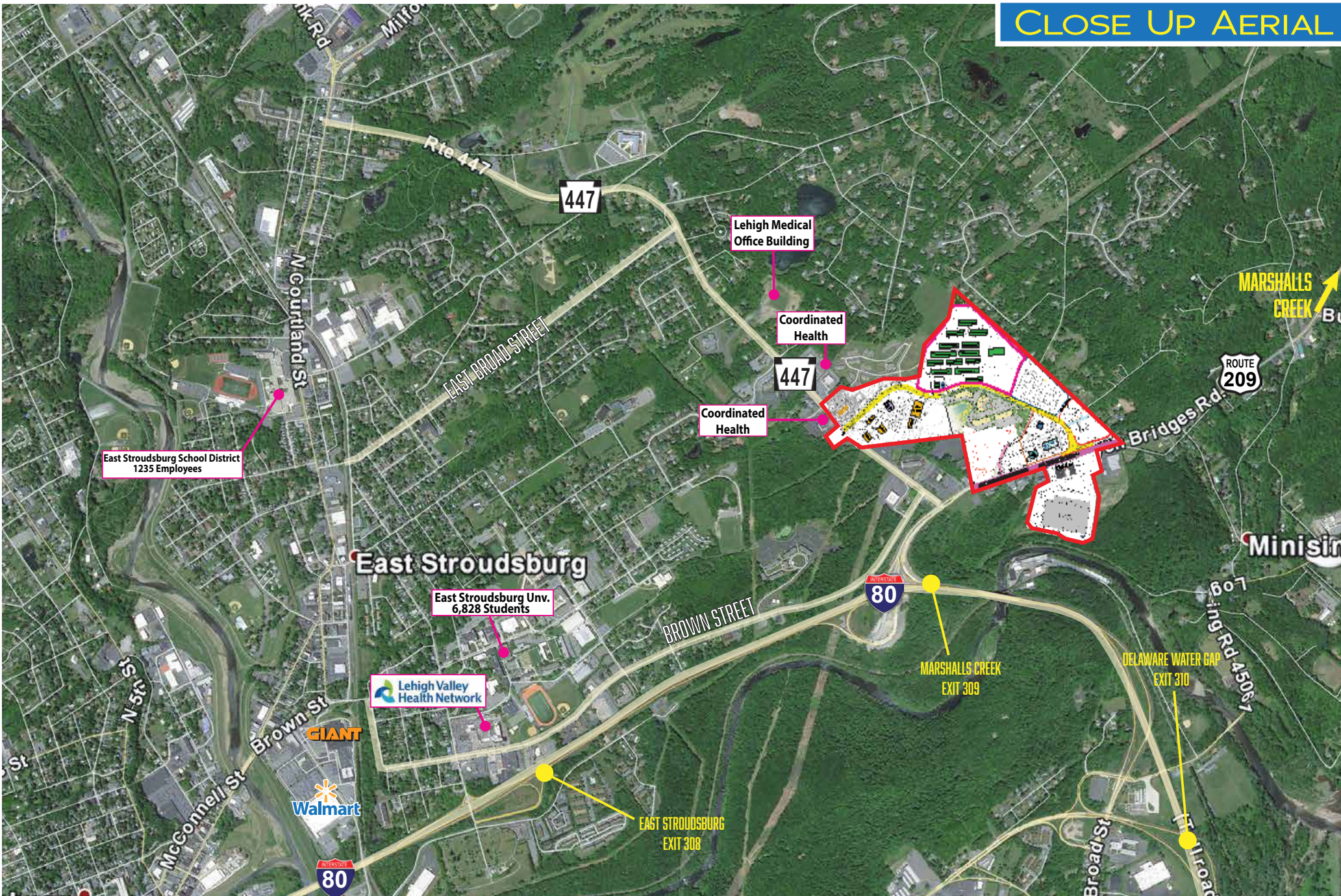
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CLOSE UP AERIAL



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

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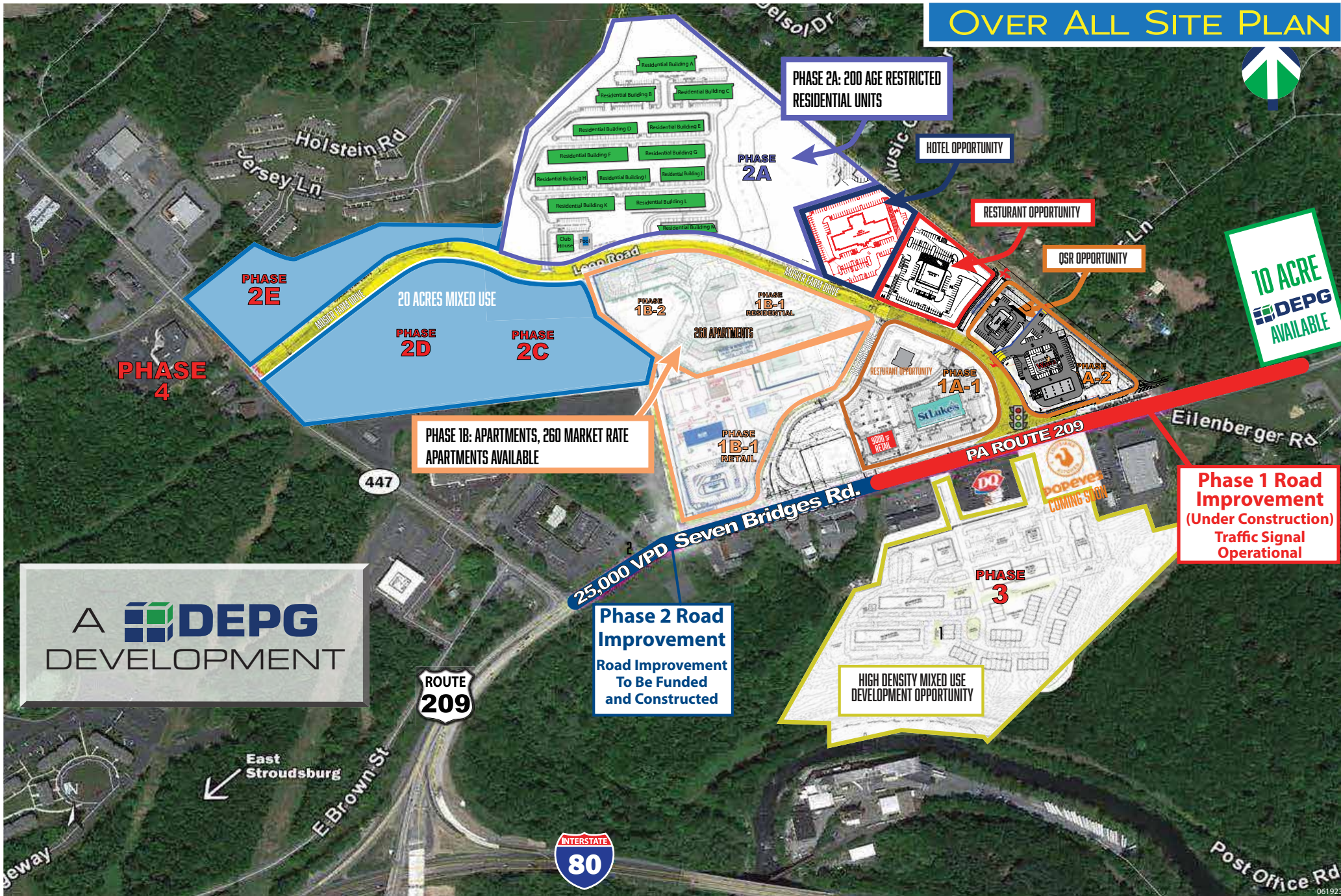
Smithfield Gateway | Routes 209 & 447 | Smithfield Twp, PA 18360 | Monroe County

LEGEND

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COMMERCIAL REAL ESTATE

OVER ALL SITE PLAN



A **DEPG** DEVELOPMENT

ROUTE 209

INTERSTATE 80

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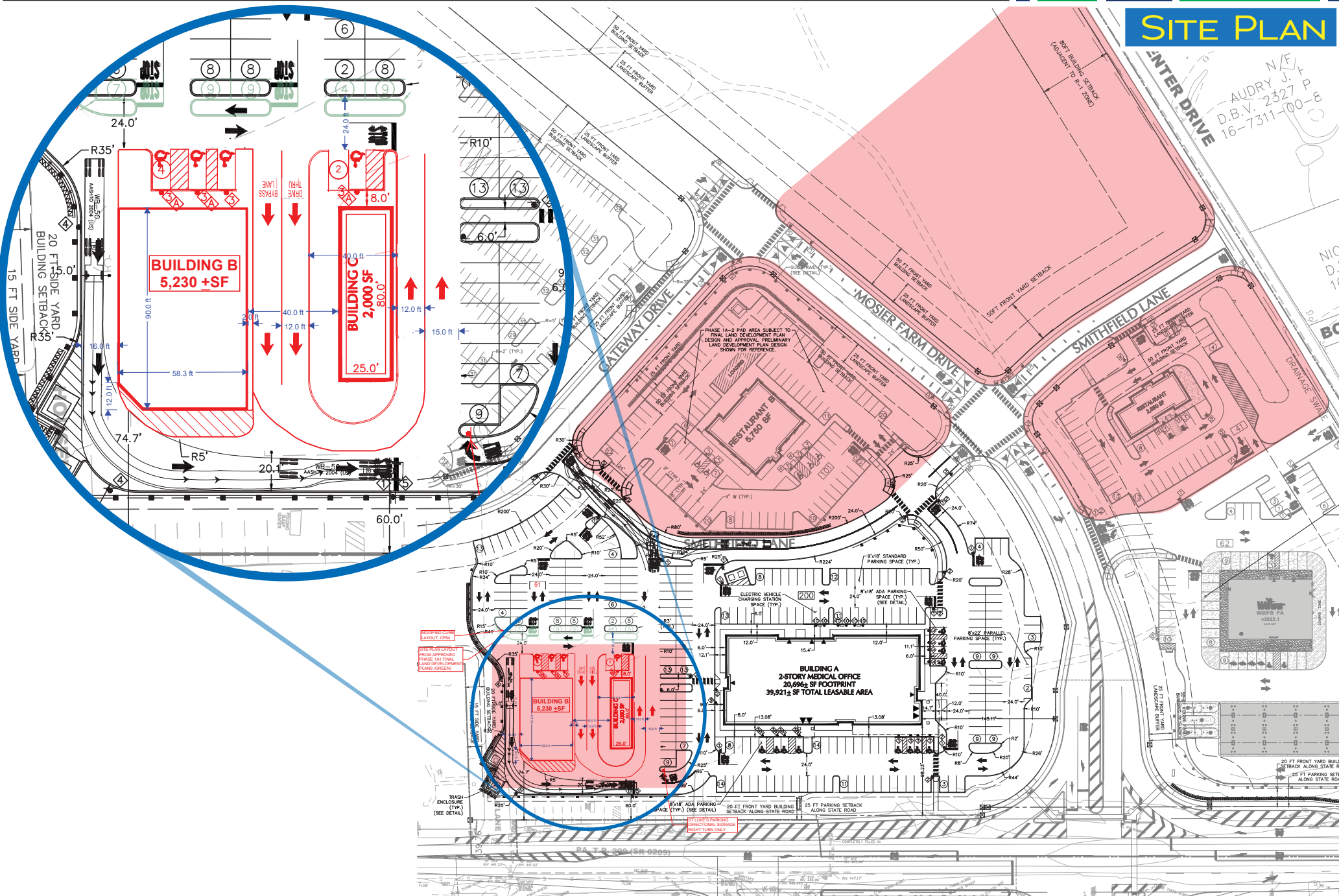
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SITE PLAN



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DEMOGRAPHICS

Population	3 Miles	5 Miles	7 Miles
Population (Est. 2024)	23,020	39,042	61,025
Projected Population (2029)	22,445	37,818	59,090
Projected Annual Growth (2024 to 2029)	-0.5%	-0.6%	-0.6%

Daytime Population

Total Businesses (2024)	1,430	1,930	2,383
Number of Employees (2024)	12,367	17,332	20,617

Income

Average HH Income (Est. 2024)	\$117,571	\$119,655	\$120,511
Median HH Income (2024)	\$73,724	\$83,484	\$87,040

Households & Growth

Households	8,865	15,028	23,174
Projected HH (2029)	8,608	14,514	22,403
HH Growth with Children (2024 to 2029)	27.0%	27.9%	28.2%

Education

High School Graduate	29.4%	29.7%	31.8%
Some College	19.6%	19.2%	18.5%
Bachelor Degree	19.3%	18.5%	18.8%
Graduate	13.4%	14.0%	12.4%

Traffic Counts Intersection of Routes 209 & 447: 38,246 VPD

.Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



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