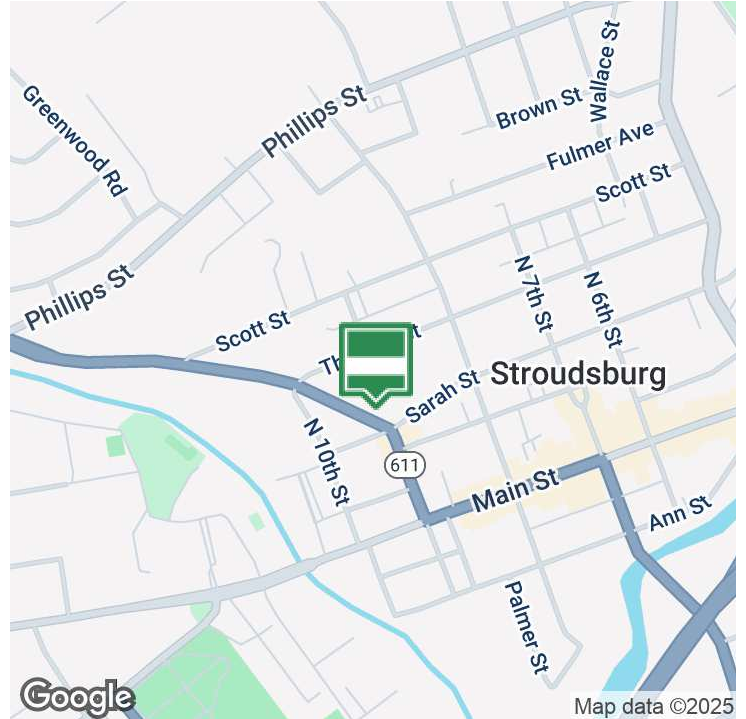


# Restaurant / Retail Location - Built out and Approved.

110 N 9th St, Stroudsburg, PA 18360



## OFFERING SUMMARY

Available SF:	1,250 SF
Lease Rate:	\$2,500.00 per mt. (NN)
Lot Size:	0.39 Acres
Municipality:	Stroudsburg Borough
Building Size:	3,546 SF
Renovated:	2016
Zoning:	C-1
Market:	Poconos
Submarket:	Stroudsburg Area

## PROPERTY OVERVIEW

RARE opportunity to lease an APPROVED Restaurant Space. This Approx. 1250 SF unit features a prep-kitchen, ADA restroom, and all plumbing and electrical needed to run a small Restaurant/cafe. Wiring and framing in place for an exhaust hood too! Formerly used as a retail store only, the approvals were for BOTH Retail and Restaurant. A new tenant can bring equipment and set up very quickly. Fully renovated in 2016, this space is turnkey for retail and a fast setup for a cafe/restaurant. On-site parking Lot, HVAC throughout, Public utilities and access to a full basement make this a gem of a property.

## PROPERTY HIGHLIGHTS

- Restaurant / CAFE Approval
- Retail Approval
- Public Utilities
- High Traffic
- On-Site Parking up to 12 Cars

### Dan Lichty

Commercial Advisor

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570.460.2335

daniel.lichty@gmail.com

TACM Commercial Realty Inc

2331 Route 209/Suite 5

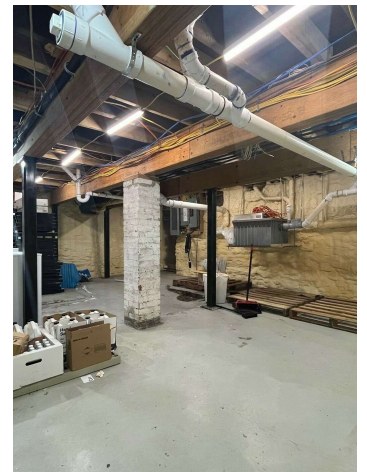
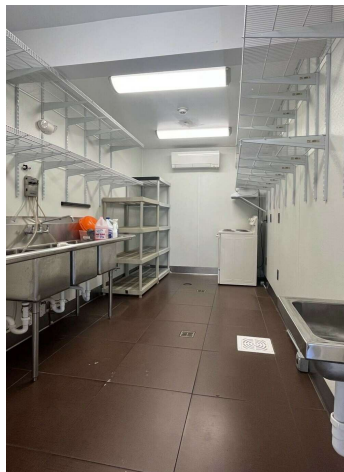
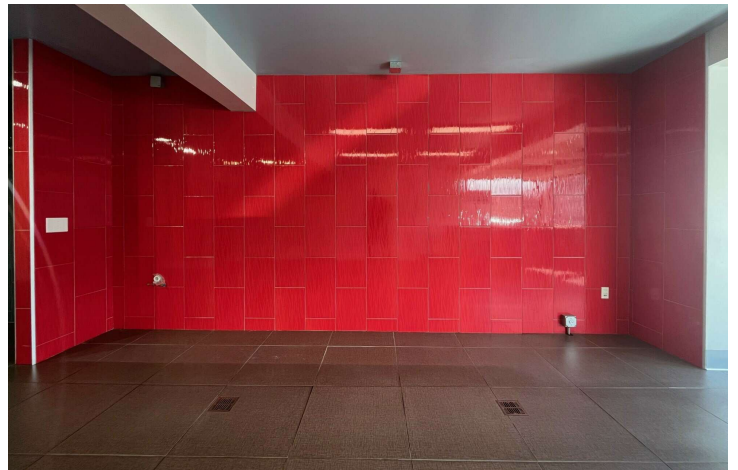
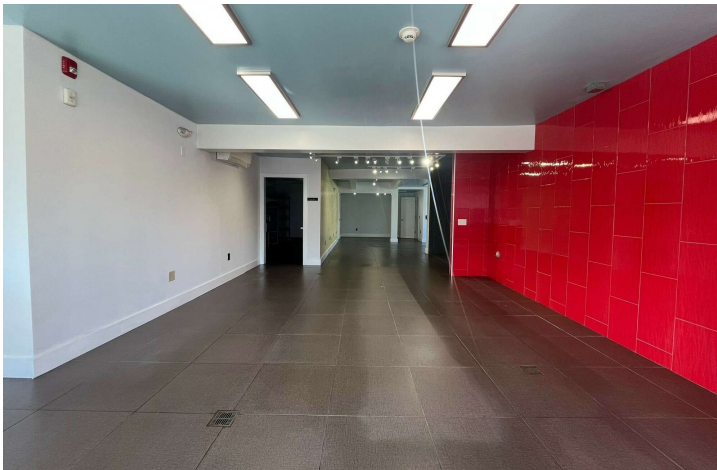
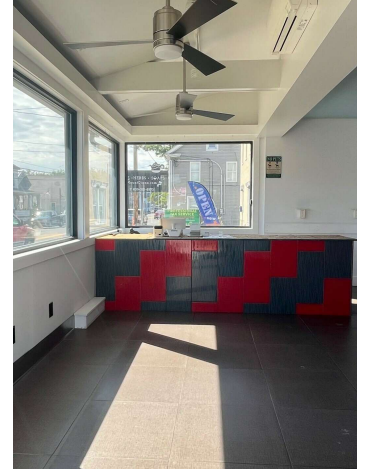
Sciota, PA 18354

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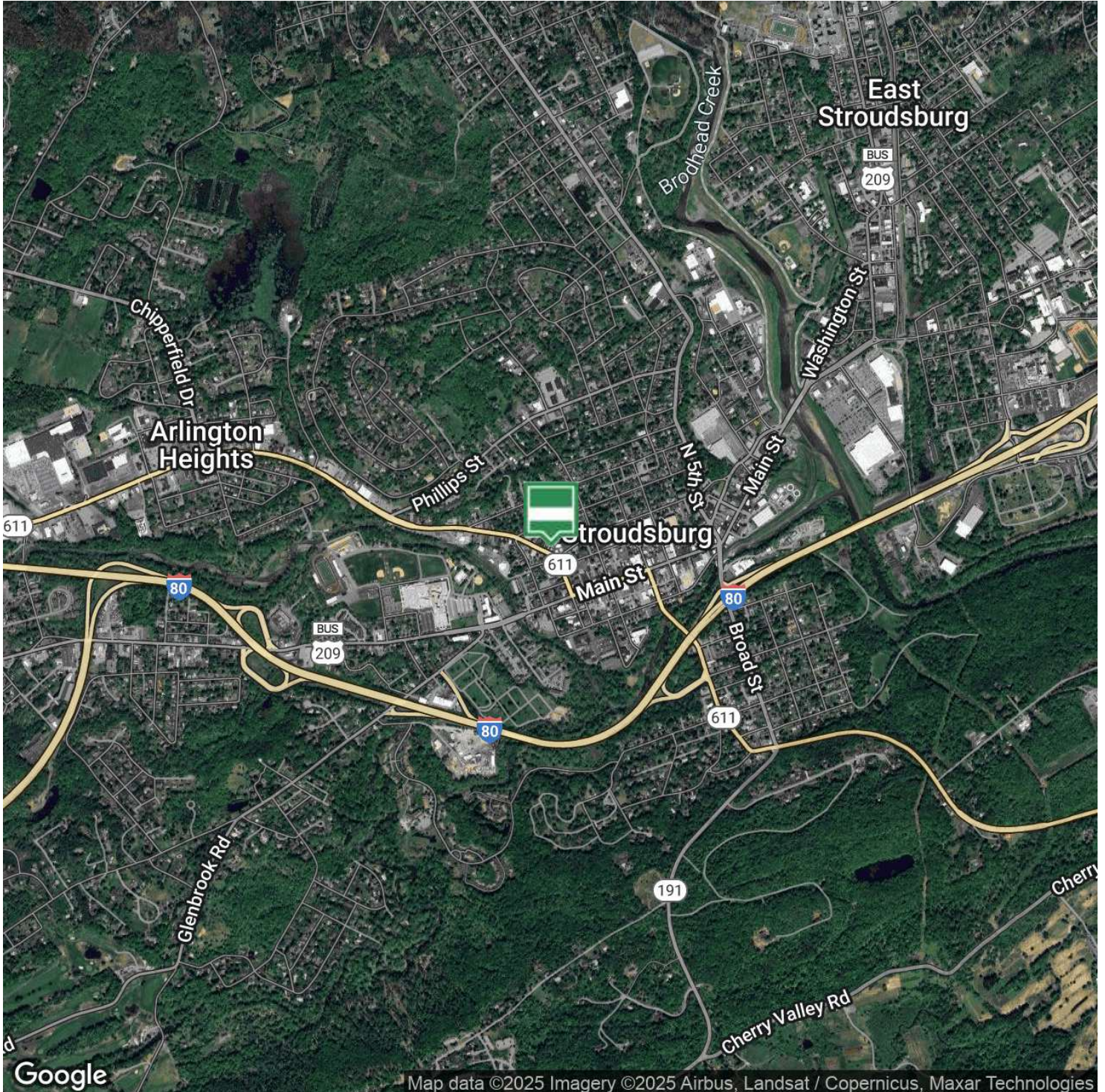


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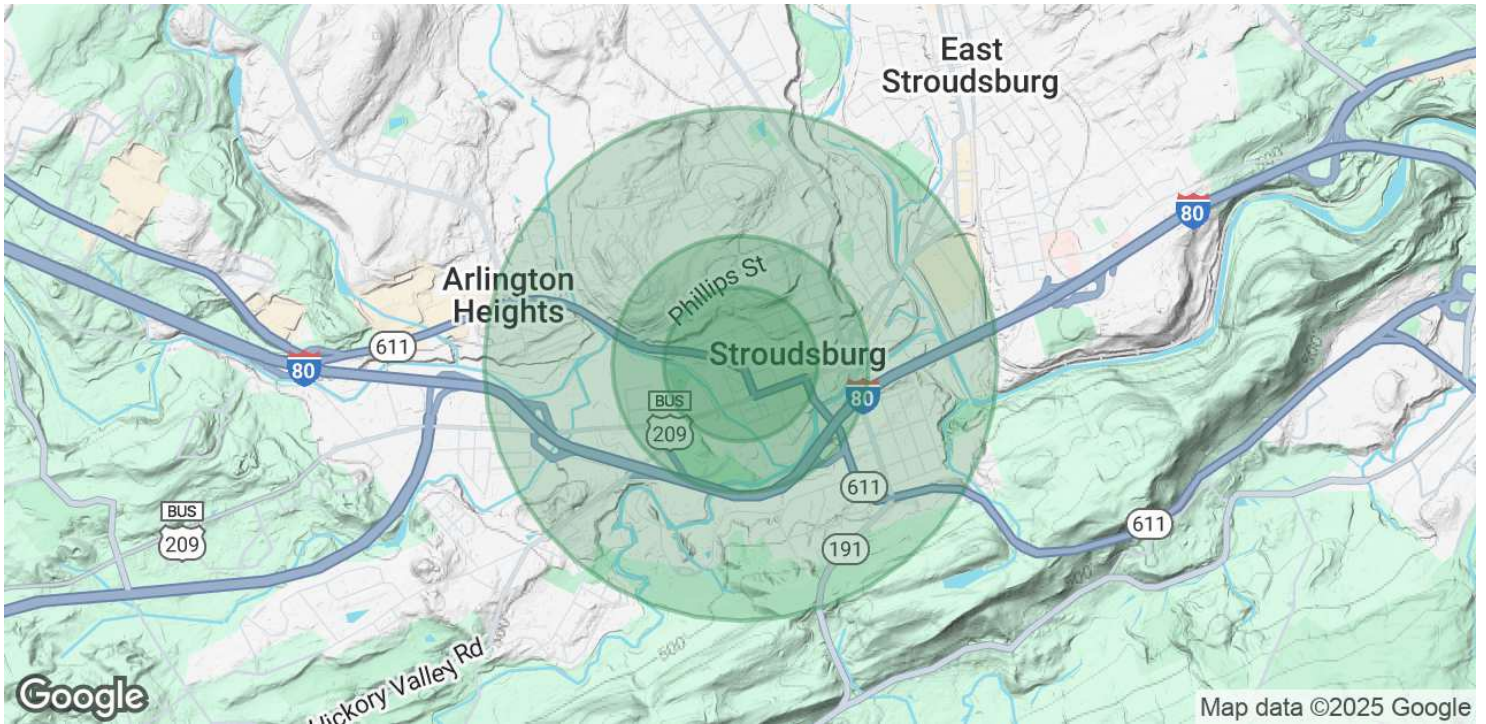
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,595	3,392	7,820
Average Age	39	40	42
Average Age (Male)	38	39	40
Average Age (Female)	40	42	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	706	1,458	3,332
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$70,643	\$76,301	\$83,761
Average House Value	\$267,517	\$284,717	\$279,177

*Demographics data derived from AlphaMap*

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