



**Gross Leasable Area**

UNIT NO.	TENANT	APPROX. AREA	APPROX. DIMS.
455	BOOT BARN	10,000	100x100
460	PET SUPPLIES PLUS	5,500	73.33x75
470	DOLLAR TREE	8,000	106.66x75
475	AVAILABLE	1,000	13.33x75
480	T-MOBILE	2,500	33.33x75
485	AVAILABLE	4,500	60x75
<b>TOTAL GLA</b>		<b>31,500 SF</b>	
BJ'S WHOLESALE		68,160	
TARGET		124,500	
HOME DEPOT		115,818	
TJ MAXX		28,003	



**Location:**

Pocono Center is located on SR 611 in front of BJ's, Home Depot and Target. The site is 1.3 miles west of Stroud Mall.

**Nerby Traffic Generators:**

Pocono Motor Speedway, The Crossings Premium Outlets and Camelback Pocono Mountain Resort.

**Traffic Counts:**

24,000 VPD on Route 611 at Pocono Commons Blvd.

**Anchor Tenants:**

Target, Home Depot, T.J. Maxx & BJ's Wholesale



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## Pocono Center | Stroudsburg, PA

Description	Radius 3 Miles		Radius 5 Miles		Radius 10 Miles	
		%		%		%
<b>Population</b>						
2025 Estimate	22,600		50,245		113,947	
Growth 2020 - 2025		-2.46%		-2.74%		-2.29%
<b>2025 Est. Population by Single-Classification Race</b>	<b>22,600</b>		<b>50,245</b>		<b>113,947</b>	
White Alone	13,805	61.08%	29,566	58.84%	76,541	67.17%
Black or African American Alone	3,413	15.10%	8,584	17.08%	14,656	12.86%
Asian Alone	916	4.05%	1,835	3.65%	3,054	2.68%
Hispanic or Latino	4,626	20.47%	10,783	21.46%	19,701	17.29%
<b>2025 Est. Population by Age</b>	<b>22,600</b>		<b>50,245</b>		<b>113,947</b>	
Age 25 - 34	2,693	11.92%	5,896	11.73%	13,325	11.69%
Age 35 - 44	2,671	11.82%	5,771	11.49%	13,410	11.77%
<b>2025 Est. Median Age</b>	<b>44.9</b>		<b>42.7</b>		<b>44.0</b>	
<b>2025 Est. Median Age, Male</b>	<b>43.2</b>		<b>41.2</b>		<b>42.8</b>	
<b>2025 Est. Median Age, Female</b>	<b>46.5</b>		<b>44.2</b>		<b>45.2</b>	
<b>Households</b>						
2025 Estimate	8,837		18,373		43,184	
Growth 2020 - 2025		2.00%		1.76%		1.04%
<b>2025 Est. Average Household Income</b>	<b>\$97,121</b>		<b>\$104,205</b>		<b>\$103,668</b>	
<b>2025 Est. Average Household Size</b>	<b>2.53</b>		<b>2.58</b>		<b>2.57</b>	
<b>2025 Est. Pop 16+ by Occupation Classification</b>	<b>11,047</b>		<b>24,287</b>		<b>27,574</b>	
White Collar	6,443	58.33%	14,645	60.30%	3,227	57.00%
Blue Collar	2,968	26.87%	6,022	24.79%	14,949	26.40%
Service and Farm	1,636	14.81%	3,620	14.90%	9,398	16.60%
<b>2025 Est. Avg Travel Time to Work in Minutes</b>	<b>34.00</b>		<b>34.00</b>		<b>36.00</b>	
<b>2025 Est. Median All Owner-Occupied Housing Value</b>	<b>\$328,714</b>		<b>\$329,961</b>		<b>\$321,247</b>	
<b>2025 Est. Average Number of Vehicles</b>	<b>1.8</b>		<b>1.8</b>		<b>2.0</b>	