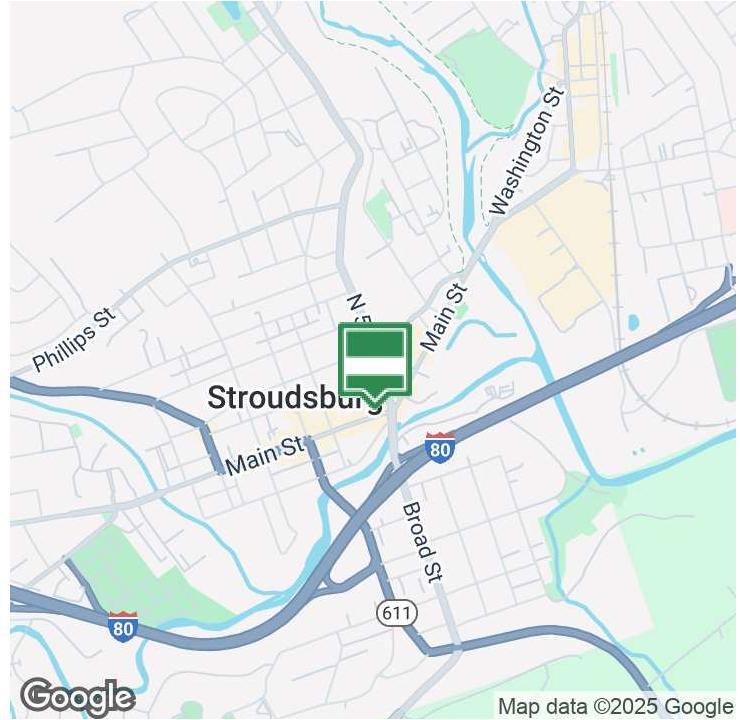
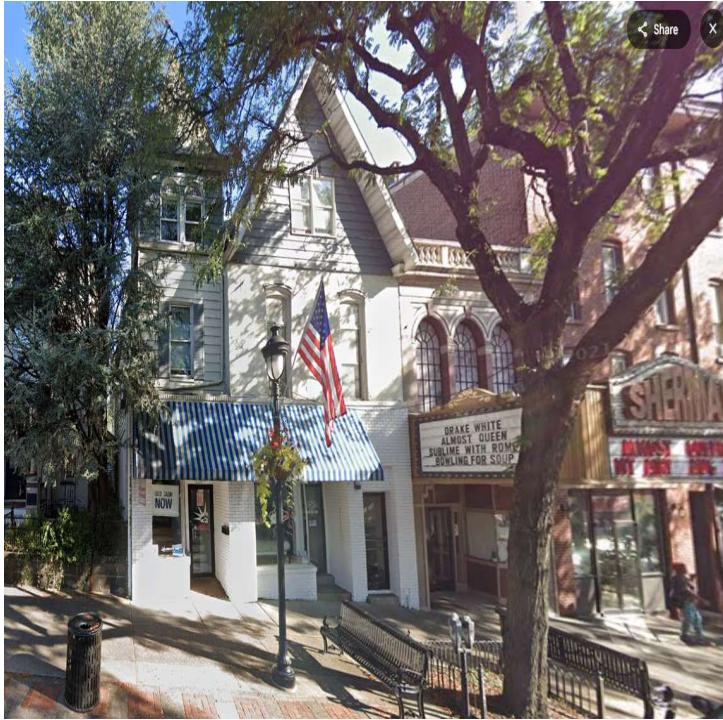


Retail/Office Space for Lease on Historic Main St

526 Main St Stroudsburg, PA 18360



OFFERING SUMMARY

Available SF: 1,043 SF

Lease Rate: \$2,100.00 SF/yr (NN)

Lot Size: 0.05 Acres

Year Built: 1962

Building Size: 8,350 SF

Zoning: Commercial

Market: Monroe

Submarket: Stroudsburg

PROPERTY OVERVIEW

RARE FIND! Approximately 1,000 SQFT on Historic Main St in Stroudsburg right next to the Sherman Theater. Tenant is currently a tattoo shop looking to downsize. Suite has new floors, windows, doors all within the last year.

Tenant pays electric, portion of water/sewer, and trash (if large accumulation).

Perfect for office, retail, coffee/bakery, etc. Pictures are from before current Tenant move-in.

PROPERTY HIGHLIGHTS

- Great Street Frontage
- Newly Updated
- Historic Main St

Jennifer Mickens

Broker / Owner / Property Manager

570.801.6170

570.620.6931

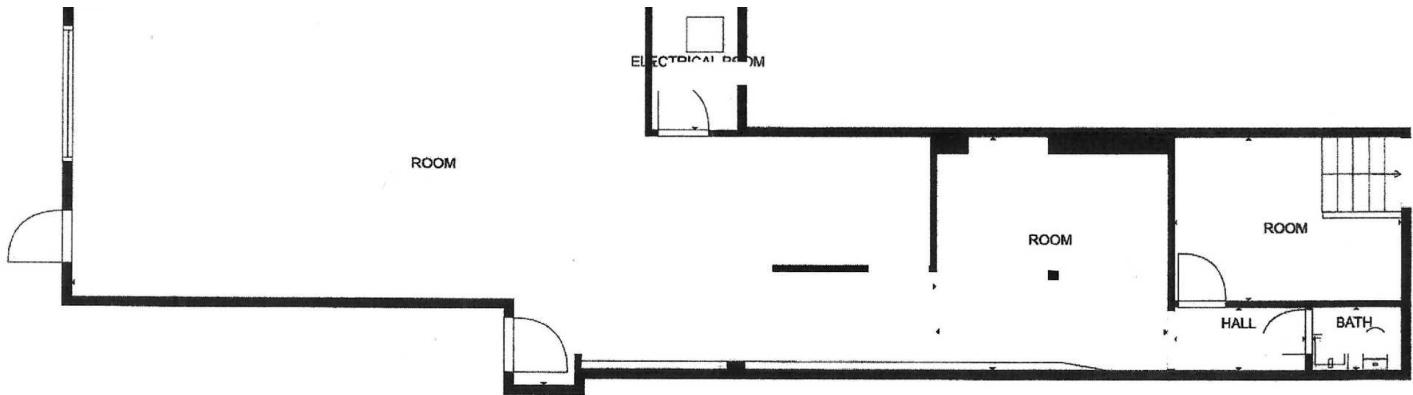
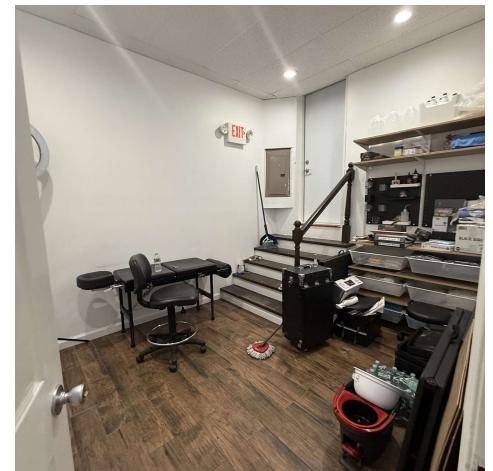
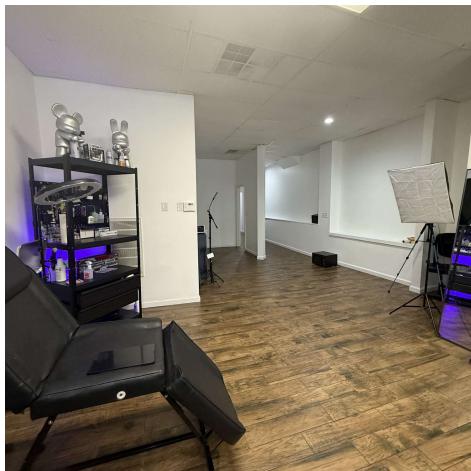
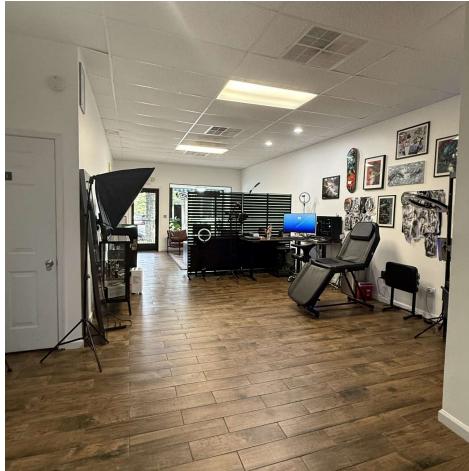
jennifer@tacmcommercial.com

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TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354

526 Main Street

Stroudsburg, PA 18360

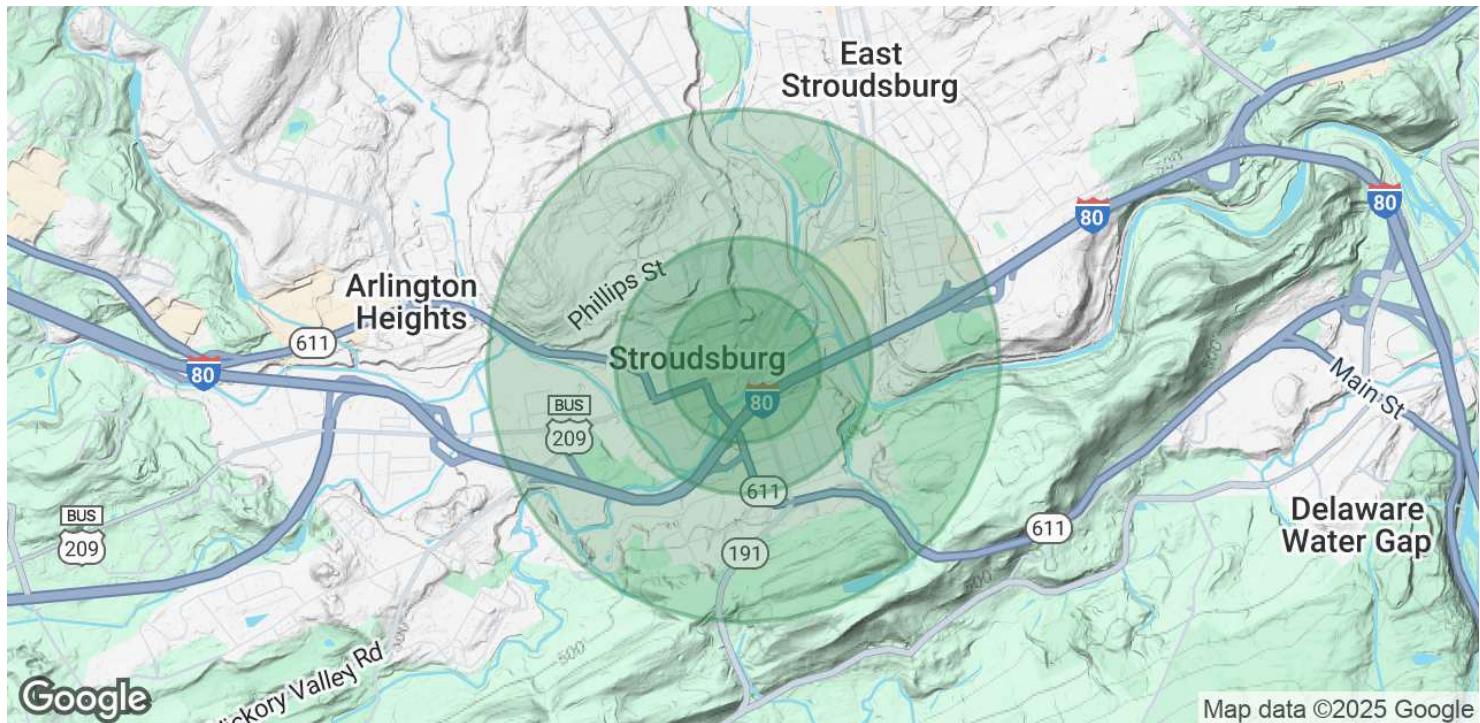


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526 Main Street

Stroudsburg, PA 18360



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	827	3,327	8,184
Average Age	40	41	41
Average Age (Male)	38	39	39
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	382	1,465	3,474
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$77,332	\$81,434	\$81,174
Average House Value	\$247,267	\$259,877	\$270,954

Demographics data derived from AlphaMap

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