



OFFERING MEMORANDUM

110 N Courtland Street
East Stroudsburg, PA 18301

Ike's Tire and Auto Center



Ike's Tire and Auto Center

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Exclusively Marketed by:

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SER Commercial Real Estate
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RB069216



01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	110 N Courtland Street East Stroudsburg PA 18301
COUNTY	Monroe
BUILDING SF	11,094 SF
LAND ACRES	.76
YEAR BUILT	1990
APN	05-4.1.5.12
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,200,000
PRICE PSF	\$108.17

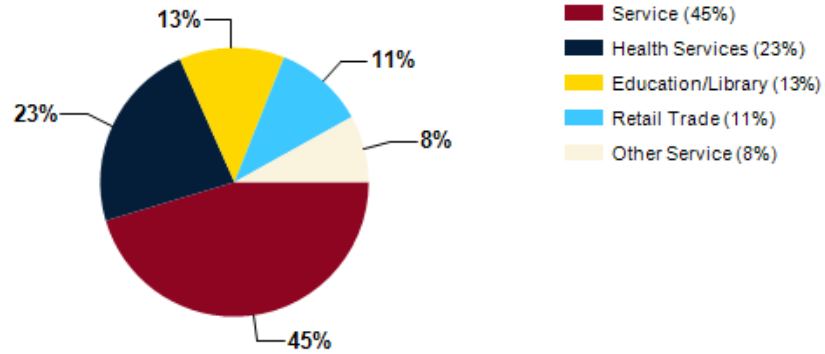
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	9,896	30,821	45,715
2026 Median HH Income	\$56,991	\$64,214	\$71,421
2026 Average HH Income	\$88,671	\$98,114	\$102,457

- Located in the heart of East Stroudsburg, PA, this two-story, 11,094 sq. ft. commercial building sits on 0.76 acres with public water and sewer. Originally constructed for a car dealership, the property features a spacious showroom with private offices, a service/garage area with 20-foot ceilings, four bays with 10' x 12' overhead doors, and a 4,000-lb. lift providing access to a wide-open second floor. Designed for automotive use but offering exceptional flexibility, the commercial zoning permits a variety of other uses including retail, showroom, office, medical, light industrial, fitness, or mixed-use concepts. The site provides parking for approximately 30 vehicles and benefits from excellent visibility with traffic counts exceeding 15,000 vehicles per day--making it ideal for businesses seeking strong exposure and versatile space.

02 Location

- Location Summary
- Local Business Map
- Aerial View Map

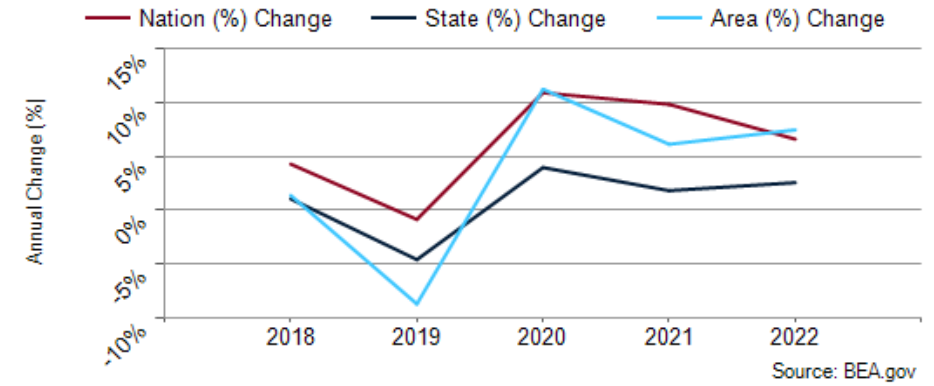
Major Industries by Employee Count

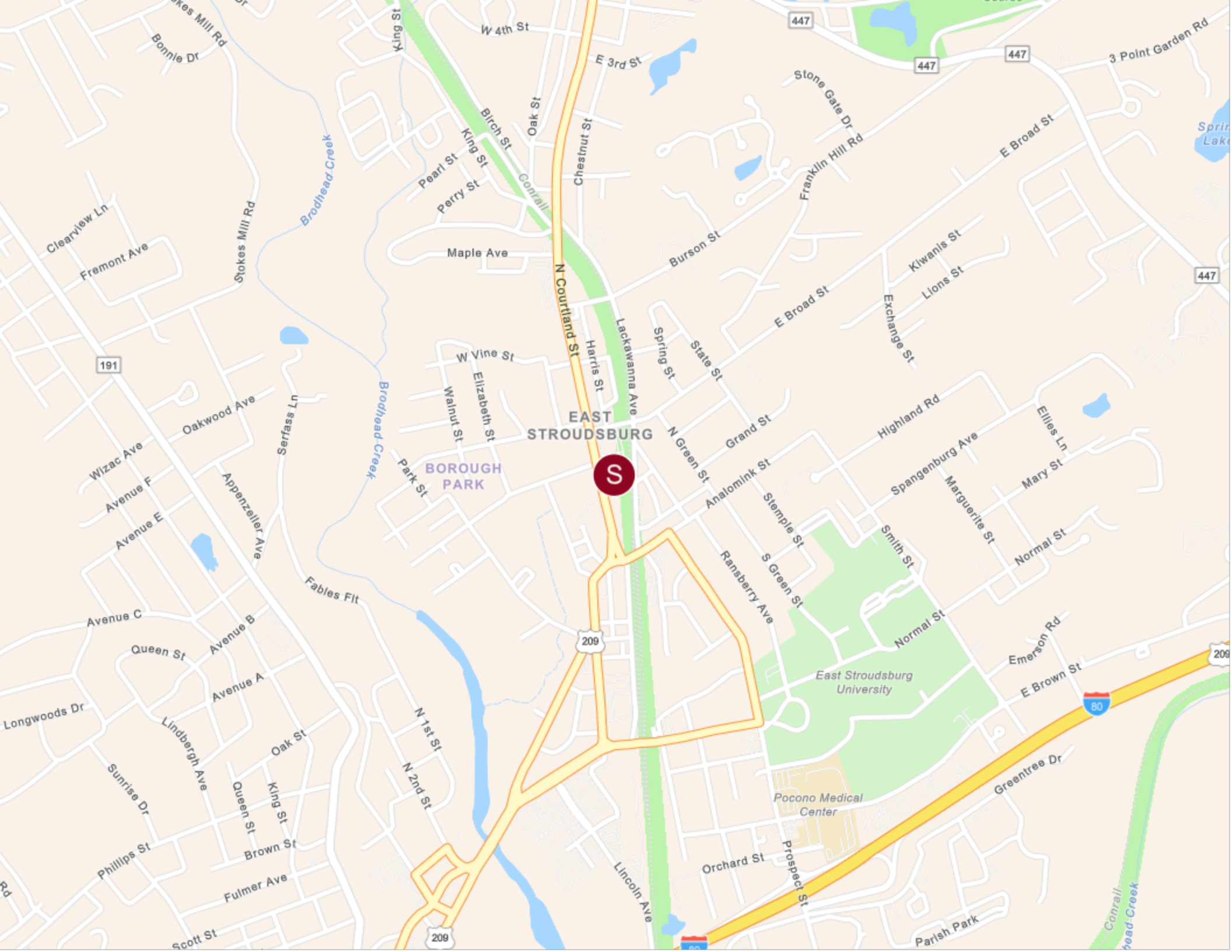


Largest Employers

Federal Government	1,000
Aventis Pasteur Inc	800
Wal-Mart Associates Inc	700
Pocono Medical Center	600
Pocono Mountain School District	500
Kalahari Resorts & Conventions	450
Mount Airy Casino Resort	400
East Stroudsburg Area School District	350

Monroe County GDP Trend





EAST
STROUDSBURG

BOROUGH
PARK

East Stroudsburg
University

Pocono Medical
Center

209

191

447

447

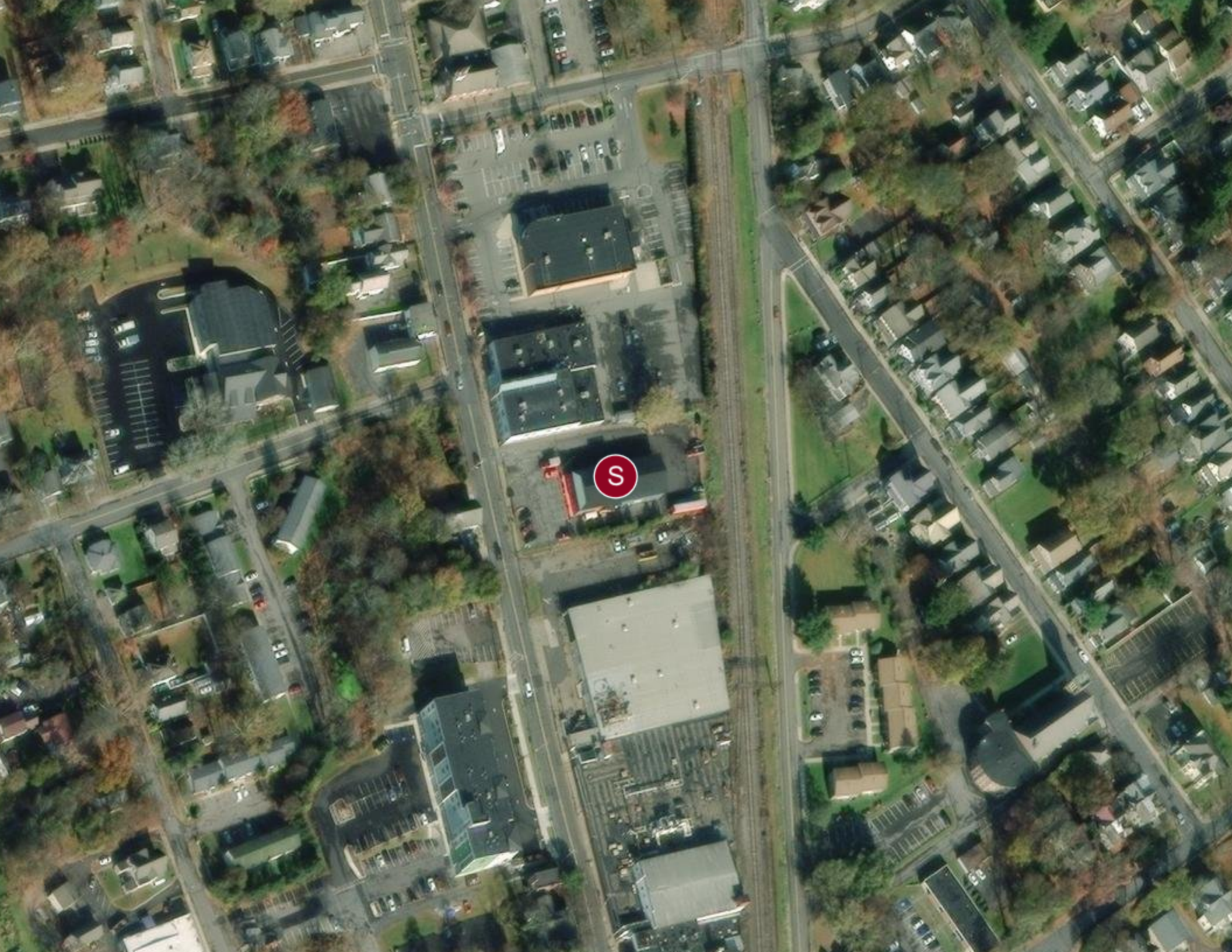
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80

209

209



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03 Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	11,094
LAND ACRES	.76
YEAR BUILT	1990
# OF PARCELS	2
ZONING TYPE	Commercial
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	30
TRAFFIC COUNTS	15,000



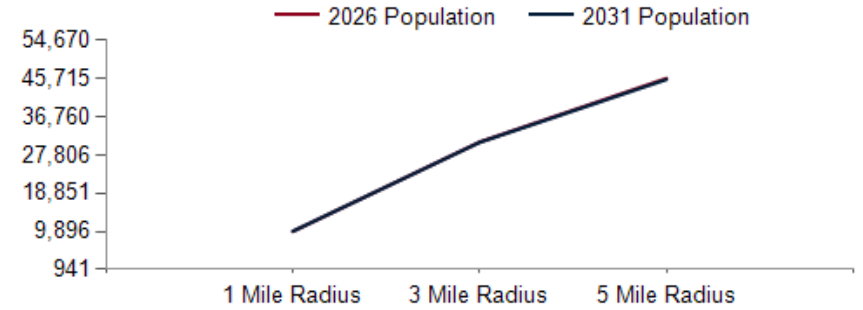
04 Demographics

General Demographics

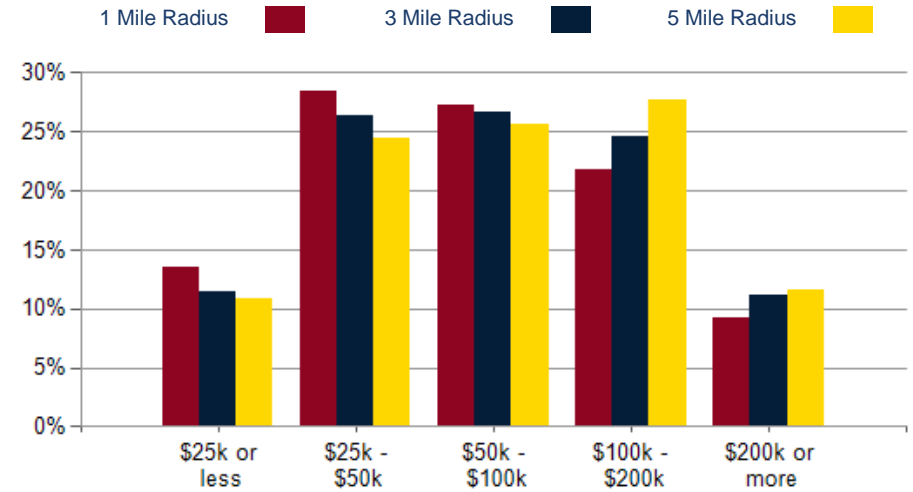
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,498	27,030	38,196
2010 Population	10,031	30,231	45,228
2026 Population	9,896	30,821	45,715
2031 Population	9,928	30,746	45,471
2026 African American	1,619	5,105	7,980
2026 American Indian	36	128	213
2026 Asian	344	1,195	1,694
2026 Hispanic	2,249	6,610	9,941
2026 Other Race	1,065	2,921	4,197
2026 White	5,793	18,183	26,480
2026 Multiracial	1,023	3,262	5,114
2026-2031: Population: Growth Rate	0.30%	-0.25%	-0.55%

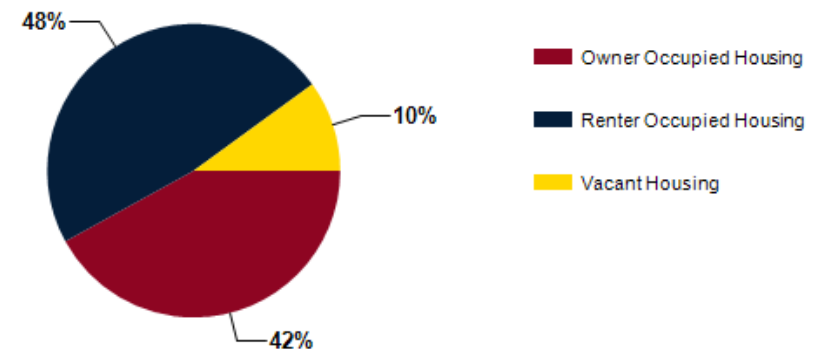
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	143	600	870
\$15,000-\$24,999	320	747	968
\$25,000-\$34,999	557	1,501	1,953
\$35,000-\$49,999	420	1,608	2,198
\$50,000-\$74,999	698	2,097	2,794
\$75,000-\$99,999	239	1,044	1,556
\$100,000-\$149,999	503	1,789	2,857
\$150,000-\$199,999	245	1,102	1,843
\$200,000 or greater	319	1,307	1,959
Median HH Income	\$56,991	\$64,214	\$71,421
Average HH Income	\$88,671	\$98,114	\$102,457



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

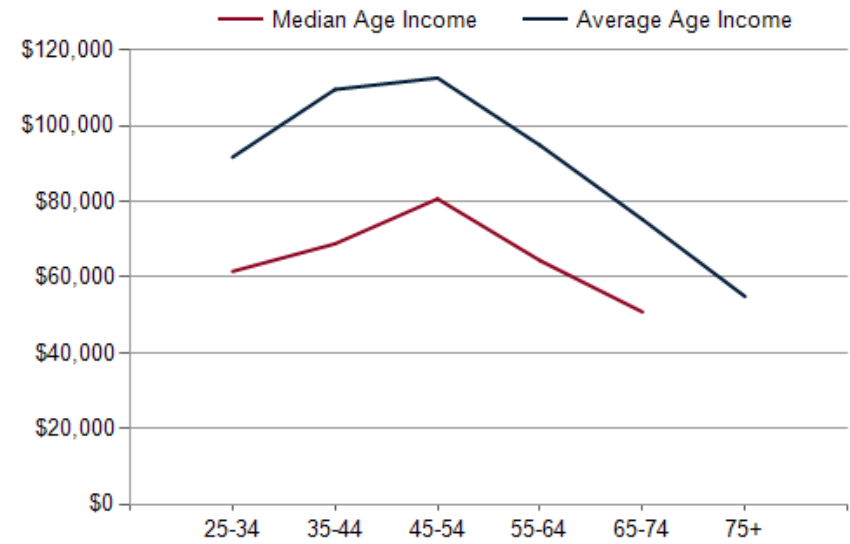
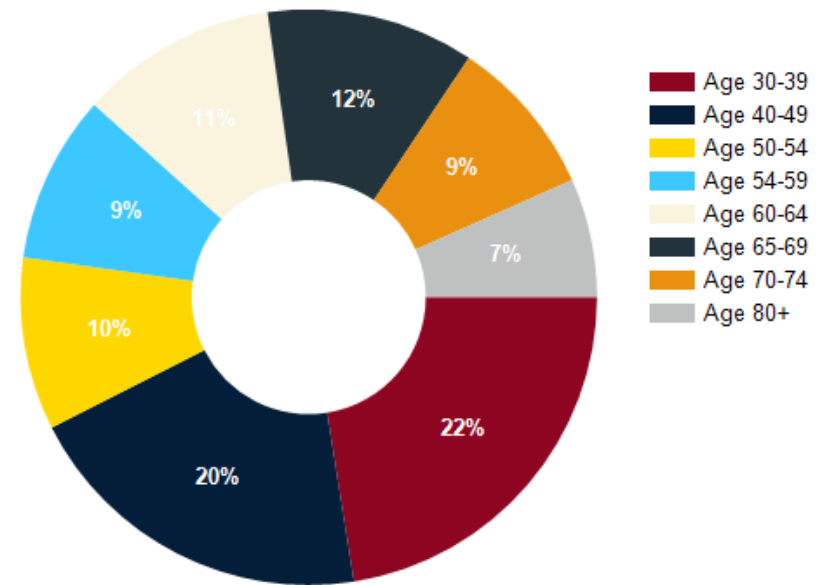


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	599	1,902	2,747
2026 Population Age 35-39	517	1,709	2,535
2026 Population Age 40-44	507	1,716	2,559
2026 Population Age 45-49	487	1,690	2,589
2026 Population Age 50-54	481	1,767	2,758
2026 Population Age 55-59	468	1,879	3,028
2026 Population Age 60-64	549	1,994	3,175
2026 Population Age 65-69	579	1,991	3,039
2026 Population Age 70-74	444	1,527	2,291
2026 Population Age 75-79	331	1,216	1,757
2026 Population Age 80-84	183	734	1,076
2026 Population Age 85+	188	663	917
2026 Population Age 18+	8,300	25,437	37,446
2026 Median Age	33	39	41
2031 Median Age	35	40	41

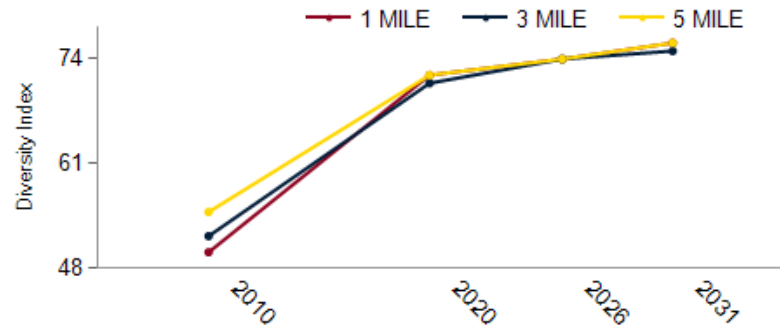
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,539	\$68,369	\$77,043
Average Household Income 25-34	\$91,720	\$99,792	\$105,848
Median Household Income 35-44	\$68,822	\$80,833	\$97,176
Average Household Income 35-44	\$109,609	\$117,036	\$123,668
Median Household Income 45-54	\$80,693	\$100,747	\$106,639
Average Household Income 45-54	\$112,632	\$124,676	\$129,092
Median Household Income 55-64	\$64,382	\$76,108	\$85,892
Average Household Income 55-64	\$94,843	\$106,768	\$111,988
Median Household Income 65-74	\$50,792	\$54,026	\$55,102
Average Household Income 65-74	\$75,240	\$82,491	\$83,732
Average Household Income 75+	\$54,882	\$62,955	\$62,128

Population By Age

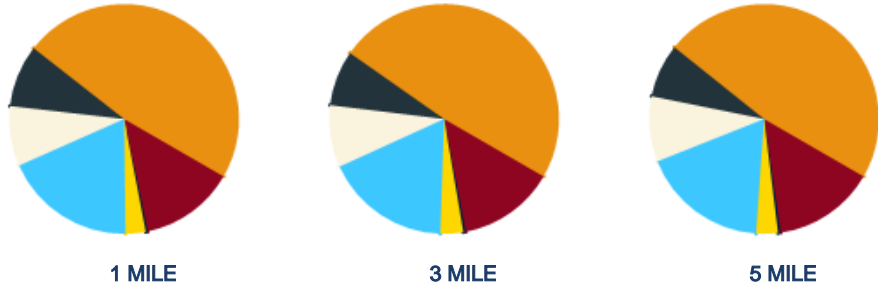


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	76	75	76
Diversity Index (current year)	75	74	74
Diversity Index (2020)	72	71	72
Diversity Index (2010)	50	52	55

POPULATION DIVERSITY



POPULATION BY RACE

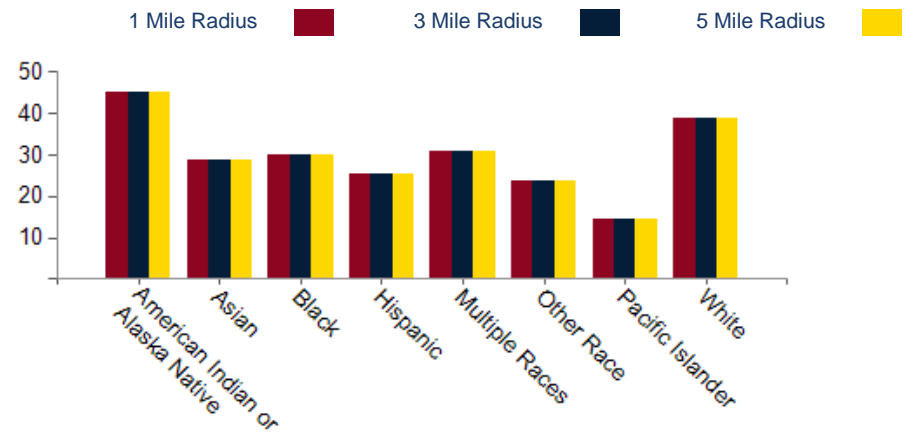


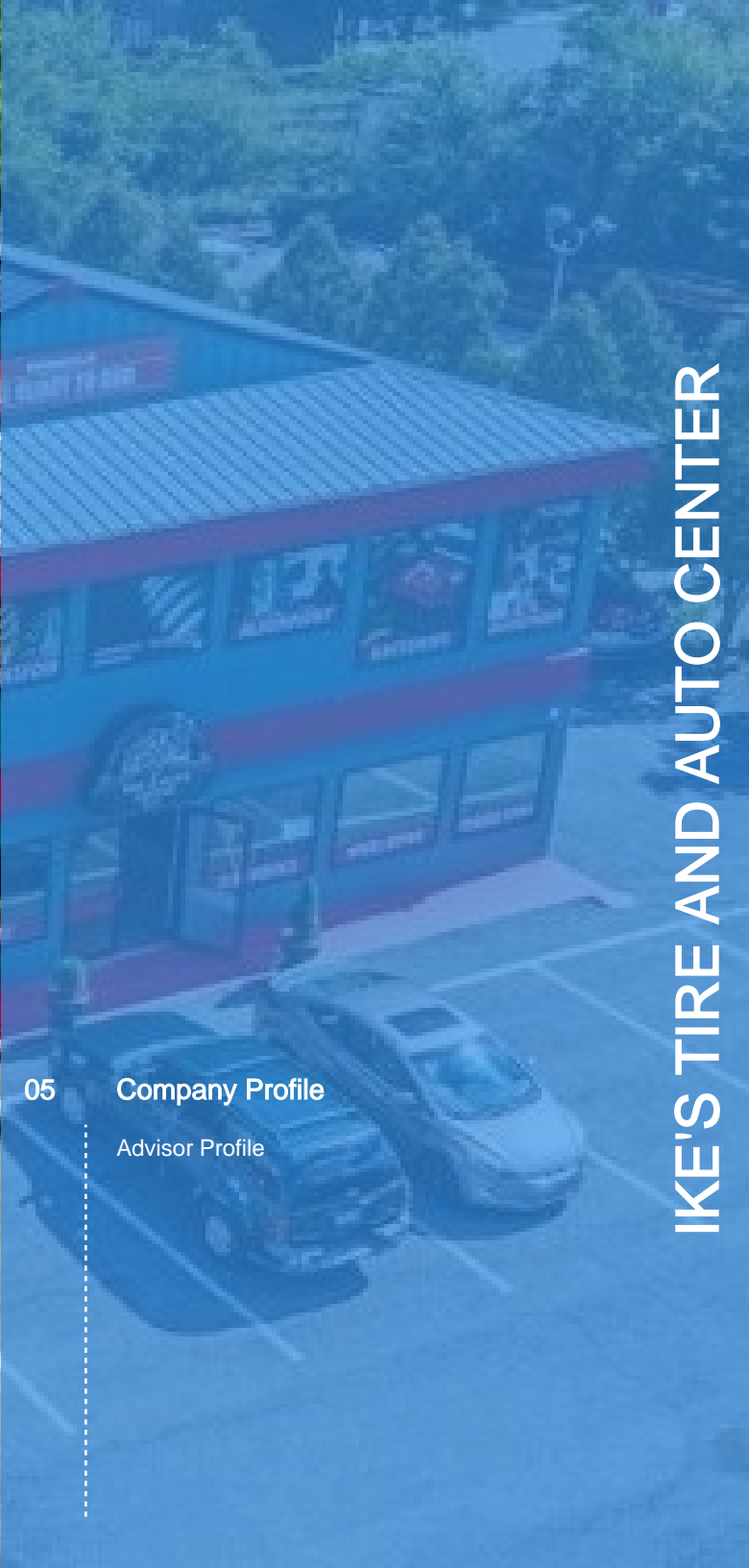
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	13%	14%	14%
American Indian	0%	0%	0%
Asian	3%	3%	3%
Hispanic	19%	18%	18%
Multiracial	8%	9%	9%
Other Race	9%	8%	8%
White	48%	49%	48%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	45	40	38
Median Asian Age	29	37	38
Median Black Age	30	33	35
Median Hispanic Age	25	28	29
Median Multiple Races Age	31	31	30
Median Other Race Age	24	28	30
Median Pacific Islander Age	14	31	38
Median White Age	39	46	47

2026 MEDIAN AGE BY RACE





05

Company Profile

Advisor Profile



George Vlamis

George Vlamis, CNE graduated from Penn State University in 1981 with degrees in business and architectural engineering. Afterwards, he gained 20 years of expertise in the restaurant industry as co-owner/operator of the Arlington Diner. In addition to his entrepreneurial experience, George has invested in and manages his own real estate holdings in the Pocono Mountains for over 20 years. Currently, George has over 20 years as a commercial real estate agent, obtained his CNE (“Certified Negotiation Expert”) title and is finalizing his CCIM designation.

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