

Executive Summary



AVAILABLE SF:	5,434 SF
PURCHASE PRICE:	\$2,000,000.00
LEASE RATE:	\$13.00 NNN
LOT SIZE:	1.81 Acres
BUILDING SIZE:	5,434 SF
BUILDING CLASS:	A
YEAR BUILT:	1998
ZONING:	Business Services
CROSS STREETS:	Route 447

PROPERTY OVERVIEW

High quality, Class "A" building available for purchase, lease or lease-to-purchase on busy corner of Route 209 Business and Route 447. Building features a large lobby with cathedral ceilings and skylights, two conference rooms, five private offices, six teller stations, employee lounge and vault. The outside of the building has 5 drive-thru lanes, ample parking, two freestanding signs and professionally maintained landscaping. This site can be used for financial institutions, retail, medical or professional offices and much more.

- Opportunity for bank to expand or establish a new location in East Stroudsburg
- High quality Class "A" building
- Prime location at busy intersection
- High traffic count

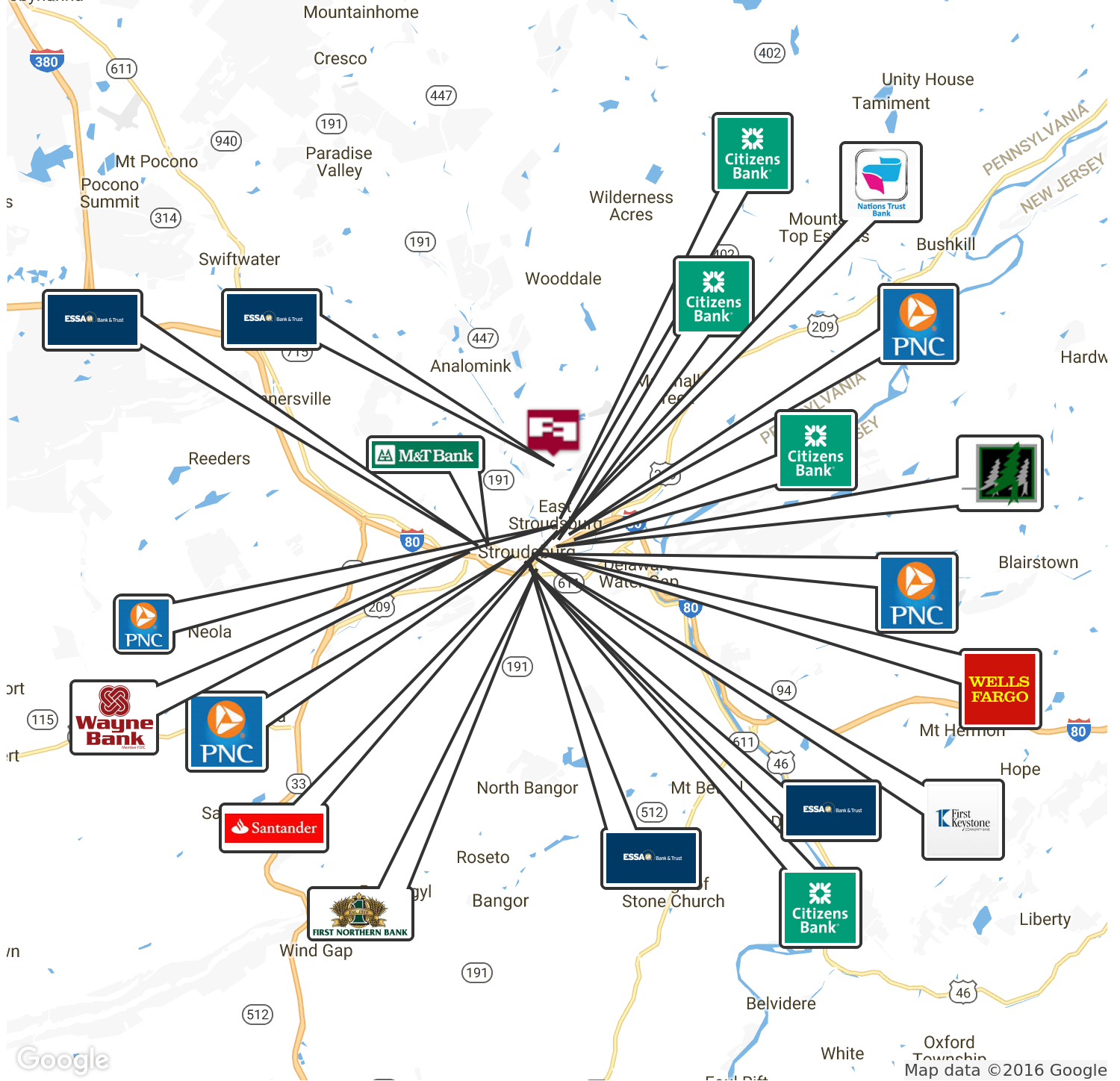
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Aerial Map



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Nearby Banks Map



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Retailer Map



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First Class Bank Building at Busy Intersection Route 209 East Stroudsburg

705-707 Milford Road, East Stroudsburg, PA 18301

Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	1,761	11,451	19,288
Total persons per hh	2.6	2.9	2.9
Average hh income	\$67,119	\$64,246	\$68,950
Average house value	\$234,216	\$236,305	\$242,593

	1 MILE	3 MILES	5 MILES
Total population	4,662	33,650	55,103
Median age	38.5	33.6	36.0
Median age (male)	37.7	32.4	34.6
Median age (female)	39.0	34.6	37.2

** Demographic data derived from 2010 US Census*

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