



505 Independence Road East Stroudsburg, Monroe County, PA

Property Features

- 2,643 SF second floor office suite available
- Ample on-site parking
- Variety of area amenities
- Located within close proximity to multiple healthcare facilities
- Easy access to Routes 80, 209, and 611
- **Lease rate: \$19.25/SF Modified Gross plus Utilities and Janitorial**



For more information:

Sarah Finney Miller

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Jennifer Kennedy

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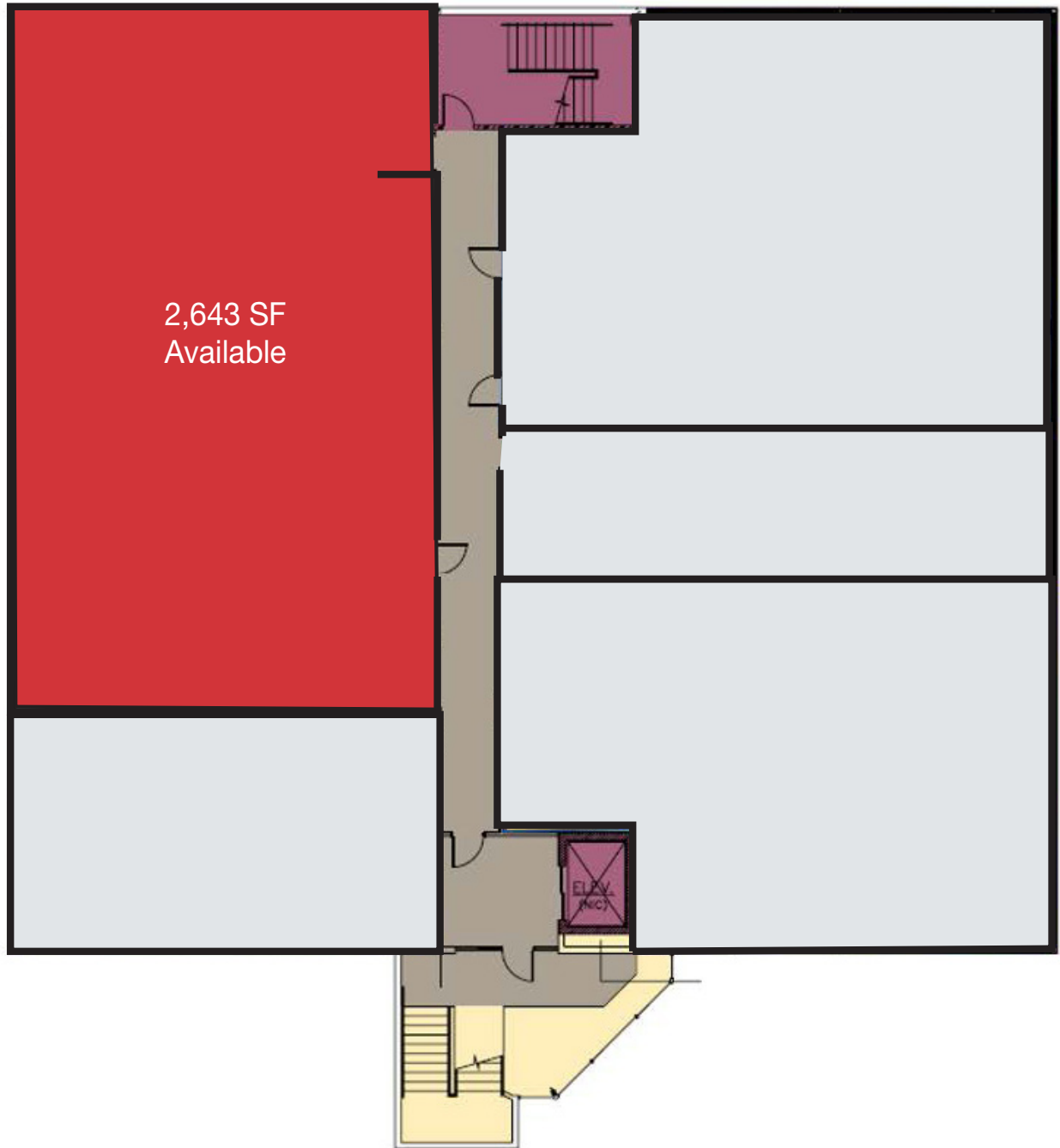
NAI Summit

1620 Pond Rd, Suite 150
Allentown PA 18104

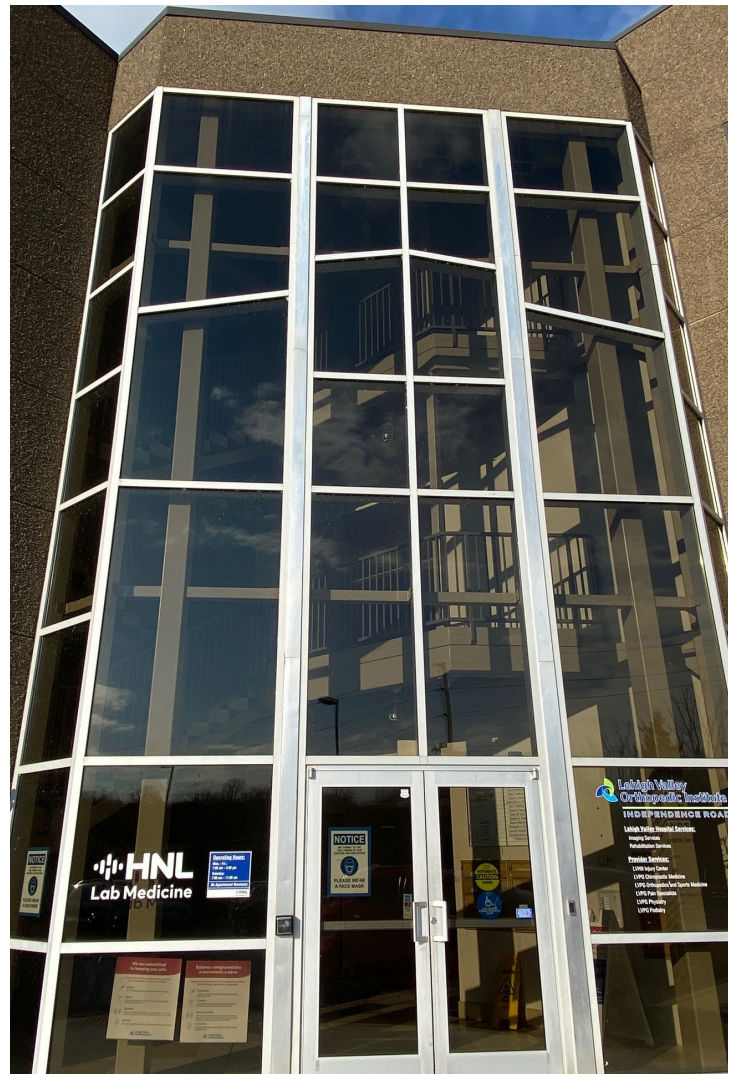
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AVAILABLE OFFICE SUITES **BUILDING FLOOR PLAN**

2nd Floor



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PROMINENT LOCATION **LARGE PARKING LOT**

Parcel & Nearby Medical Office Buildings



 Medical Office Building

 505 Independence Rd Parcel

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505 INDEPENDENCE ROAD EAST STROUDSBURG, PA



Area Overview

Located in East Stroudsburg, neighboring with many other medical professionals and health network locations

Convenient to Routes 209 and I-80

Area amenities include hotels, restaurants, and higher education

AREA DEMOGRAPHICS

Key Facts	1 Mile	3 Miles	5 Miles
Population	4,663	26,810	43,678
Median Age	24.4	36.4	38.8
Average HH Income	\$106,482	\$85,579	\$90,462
Total Businesses	138	1,714	2,294
Total Employees	1,522	17,724	24,713

TRAFFIC COUNTS

Street	Distance	Cross-Street	Year	Count
Independence Rd	0.43	7 Bridges Rd	2019	13,773
US Hwy 209	0.44	Independence Rd	2017	24,659
US Hwy 209	0.45	Independence Rd	2017	17,404