

PRIME  
COMMERCIAL  
PAD SITES  
AVAILABLE  
FOR LEASE



ROUTES 209 & 447  
SMITHFIELD TWP, PA 18350

AT KEY I-80 INTERCHANGE AND GATEWAY TO MONROE COUNTY'S POCONO RESORTS.





SHAWNEE MOUNTAIN SKI AREA RESORTS

PROPOSED SMITHFIELD GATEWAY  
500 RESIDENTIAL UNITS  
400,000 SQ. FT. OF COMMERCIAL SPACE

**REGIONALLY ACCESSIBLE**  
**HIGHLY VISIBLE**  
**FULL MOVEMENT ACCESS ON**  
**ROUTE 209 AND 447 (INDEPENDENCE ROAD)**

24,659 VPD



67,929 VPD

46,833 VPD



**EAST STROUDSBURG  
SCHOOL DISTRICT**

**EAST STROUDSBURG  
VICINITY**



**weis**



**EAST STROUDSBURG  
UNIVERSITY**

**GIANT**

**Walmart**



**St Luke's**  
UNIVERSITY HEALTH NETWORK  
COMING 2023



# **EXISTING CONDITIONS**





STROUDSBURG  
MUNICIPAL  
AUTHORITY  
PERMANENT WATER  
MAIN EASEMENT

PROPOSED STRIP RETAIL  
**6,900 SF**

**PROPOSED PRO B  
4,597 SF  
[66 SEATS]**

CONVENIENCE STORE  
6,139 SF

PROPOSED PAD A  
2,250 SF  
120 SF

**PROPOSED  
FULL MOVEMENT  
ACCESS**

EXISTING  
MET-ED  
RIGHT OF  
WAY

**PROPOSED  
FULL MOVEMENT  
ACCESS**

A close-up photograph of a road sign. The sign is rectangular with a white background and black text. It reads "INDEPENDENCE ROAD" at the top, "SR 0447" in the center, and "AADT 13,840" at the bottom. The sign is mounted on a metal pole. In the background, there are some trees and a building. The image is slightly blurry, suggesting it was taken from a moving vehicle.

SEVEN BRIDGE ROAD  
SR 0209  
AADT 25,971



# POCONO MOUNTAINS DRAW 27.9 MILLION VISITORS EACH YEAR, AN INCREASE OF 3.3 MILLION VISITORS IN 5 YEARS.

POPULATION OF MONROE COUNTY 2022 IS 168,023

				
<b>3</b> MILES	<b>24,860</b> Total Population	<b>28,257</b> Daytime Population	<b>2.46</b> Average Household Size	<b>\$84,475</b> Average Household Income
<b>5</b> MILES	<b>41,835</b> Total Population	<b>43,803</b> Daytime Population	<b>2.53</b> Average Household Size	<b>\$90,708</b> Average Household Income
<b>7</b> MILES	<b>64,792</b> Total Population	<b>62,445</b> Daytime Population	<b>2.62</b> Average Household Size	<b>\$94,661</b> Average Household Income

## SEEKING:

- MEDICAL USES
- FAST FOOD
- THEME RESTURANT
- GAS/ CONVENIENCE
- CAR WASH
- PROFESSIONAL OFFICE
- RETAIL & SERVICES



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