



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)**

SITE



24,659 VPD

46,833 VPD

67,929 VPD





**EAST STROUDSBURG
UNIVERSITY**



**EAST STROUDSBURG
SCHOOL DISTRICT**

***EAST STROUDSBURG
VICINITY***

EXISTING CONDITIONS





STROUDSBURG
MUNICIPAL
AUTHORITY
PERMANENT WATER
MAIN EASEMENT

15' SIDE
PARKING
SETBACK

20' SIDE
BUILDING
SETBACK

PROPOSED STRIP RETAIL
6,900 SF

PROPOSED PAD B
4,597 SF
(66 STAGES)

PROPOSED PAD B
2,250 SF
(20 STAGES)

CONVENIENCE STORE
6,139 SF

PROPOSED
FULL MOVEMENT
ACCESS

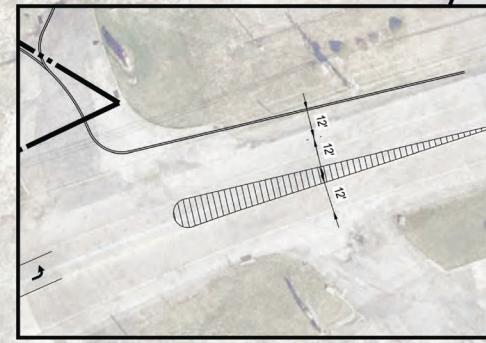
EXISTING
MET-ED
RIGHT OF
WAY

PROPOSED
FULL MOVEMENT
ACCESS

E BROWN
STREET

INDEPENDENCE ROAD
SR 0447
AADT 13,840

SEVEN BRIDGE ROAD
SR 0209
AADT 25,971



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

POPULATION OF MONROE COUNTY 2022 IS 168,023



3

MILES

5

MILES

7

MILES



24,860

Total Population

41,835

Total Population

64,792

Total Population



28,257

Daytime Population

43,803

Daytime Population

62,445

Daytime Population



2.46

Average Household Size

2.53

Average Household Size

2.62

Average Household Size



\$84,475

Average Household Income

\$90,708

Average Household Income

\$94,661

Average Household Income

SEEKING:

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



FOR MORE INFORMATION CONTACT:
JOEL DICKER, VP
TYLER BENNETT, CEO
908.610.8488 | JOEL@BENNETTREALTYLLC.COM

bennett
REALTY & DEVELOPMENT

BENNETT REALTY & DEVELOPMENT
LICENSED REAL ESTATE BROKERS
NJ, NY, CT, PA

NEW JERSEY
24 S HOLMDEL ROAD
HOLMDEL, NJ 07733

PH 732.837.4060
FAX 732.963.2433
W BENNETTREALTYLLC.COM

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