

## OFFICE FOR LEASE

3565 Route 611, Bartonsville, PA 18321



AVAILABLE SF:	6,000 SF
LEASE RATE:	\$10.00 SF/Yr (NNN)
LOT SIZE:	3.16 Acres
BUILDING SIZE:	30,000 SF
BUILDING CLASS:	A
YEAR BUILT:	2016
ZONING:	C-2
MUNICIPALITY:	Stroud Township

### PROPERTY OVERVIEW

KW Commercial, The Daniel Perich Group is exclusively offering this new medical office building for lease along Route 611. Up to 6,000 square feet available and ready for tenant's build-out needs. St. Luke's Health Network, Affiliated Pediatric Dentistry of NEPA and Bayada Home Health Care will share occupancy of the building. Property offers adequate parking at each floor and is serviced by public utilities.

Building is situated along Route 611 in Bartonsville across from Shoppes at Crossroads, near the Interstate 80 junction, St. Luke's Hospital and numerous retail shopping plazas.

**KW COMMERCIAL**  
744 Main Street,  
Second Floor  
Stroudsburg, PA 18360

**GEORGE VLAMIS**  
Managing Partner  
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gvlamis@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
First Floor	Medical	\$10.00 SF/YR	NNN	6,000 SF	VACANT

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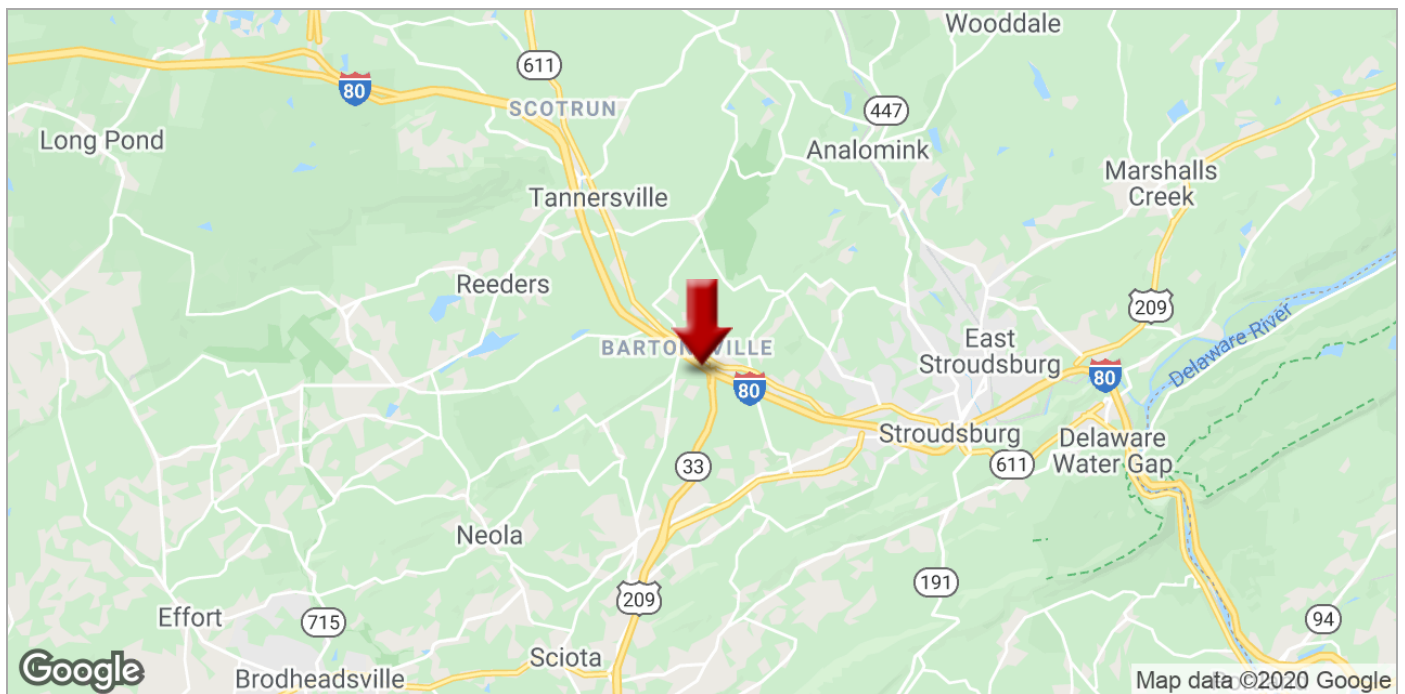
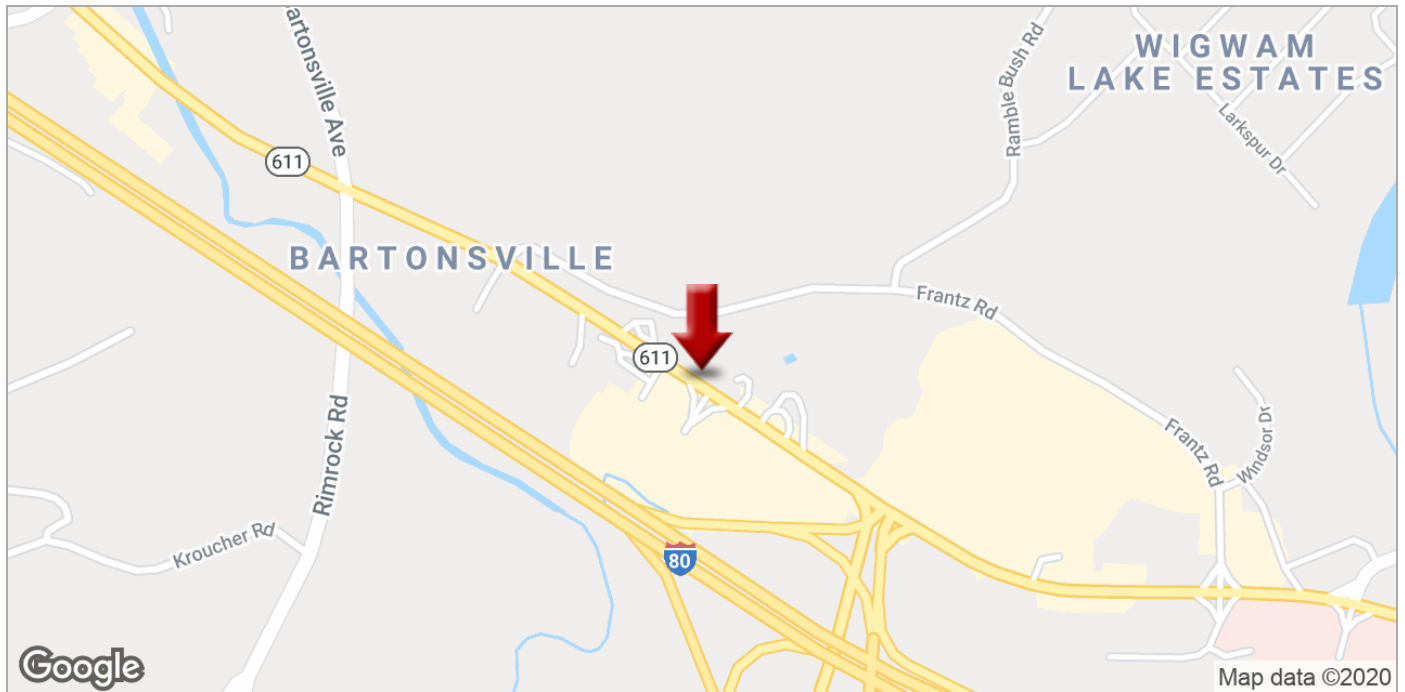
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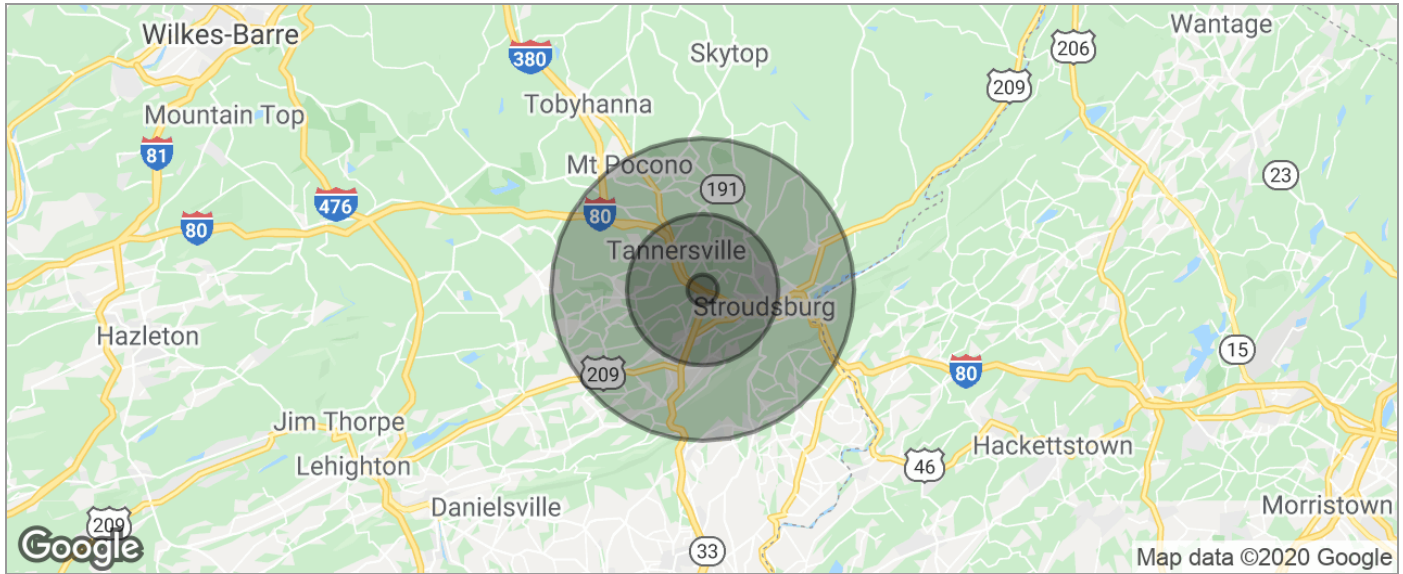
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,569	35,247	125,503
MEDIAN AGE	41.4	41.3	39.0
MEDIAN AGE (MALE)	40.5	40.5	38.2
MEDIAN AGE (FEMALE)	41.6	41.7	39.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	567	13,221	45,529
# OF PERSONS PER HH	2.8	2.7	2.8
AVERAGE HH INCOME	\$81,945	\$75,970	\$71,796
AVERAGE HOUSE VALUE	\$253,192	\$252,838	\$243,164
RACE	1 MILE	5 MILES	10 MILES
% WHITE	80.4%	80.8%	84.3%
% BLACK	14.3%	12.1%	9.5%
% ASIAN	0.9%	2.9%	2.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	1.3%	1.7%	1.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	11.7%	9.8%	8.8%

\* Demographic data derived from 2010 US Census

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