



For Lease



\$10.50 - 12.00
SF/yr (NNN)



Retail Property



Built in 1975



50,380 SF



4.85 Acres

East Stroudsburg, Pennsylvania

Eagle Valley Mall

Presented by

Daniel Perich Group

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dperich@kwcommercial.com

KW Commercial

800 Main Street
Stroudsburg, PA 18360

**FOR MORE INFORMATION
CONTACT:**



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Property Description

The Daniel Perich Group of KW Commercial Real Estate is pleased to offer prime retail leasing opportunities at the Eagle Valley Mall in East Stroudsburg. This 55,000 square foot neighborhood center is anchored by C Town Supermarkets, a prominent grocery chain with over 200 locations in the northeast. The mall currently has two available retail spaces for lease: one measuring 4,500 sq ft and another larger space of 8,000 sq ft, both under NNN lease terms.

The center hosts a variety of tenants including UPS and Northeast Title and Tag, adding a diverse mix of foot traffic ideal for any business. With its robust tenant lineup and strong anchor, Eagle Valley Mall serves as a pivotal shopping destination in the area.

Location Description

Situated at the crucial intersection of State Routes 209 and 447, known as Eagle Valley Corners, this retail center benefits from significant daily traffic, with counts of 16,979 ADT on Route 447 and 9,022 ADT on Route 209. The surrounding area is densely populated and receives additional traffic from vacationers and tourists, making it a strategic location for retail businesses looking to capitalize on high visibility and accessibility.

Offering Summary

Lease Rate:	\$10.50 - 12.00 SF/yr (NNN)
Available SF:	4,500 - 8,000 SF
Lot Size:	4.85 Acres
Building Size:	50,380 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,629	11,462	17,260
Total Population	4,255	31,377	46,992
Average HH Income	\$111,477	\$107,305	\$104,052



Each Office Independently Owned and Operated

Lease Rate	\$10.50 - 12.00 SF/Yr
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Location Information

Building Name	Eagle Valley Mall
Street Address	213 Skyline Dr
City, State, Zip	East Stroudsburg, PA 18301
County	Monroe
Cross-Streets	Route 447
Township	Stroud Township
Signal Intersection	No
Road Type	Paved
Nearest Highway	I-80

Building Information

Building Size	50,380 SF
Building Class	C
Tenancy	Multiple
Ceiling Height	14 ft
Minimum Ceiling Height	8 ft
Number of Floors	1
Year Built	1975
Construction Status	Existing
Number of Buildings	2

Property Information

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	C-2
Lot Size	4.85 Acres
APN #	17730204812482
Lot Frontage	351 ft
Corner Property	Yes
Traffic Count	16979
Traffic Count Street	SR447
Power	Yes

Parking & Transportation

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	165

Utilities & Amenities

Gas / Propane	Yes
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Taxes & Valuation

Real Estate Taxes	\$86,886.71
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Your Neighborhood Supermarket

Located throughout the Metro-New York City area, our **independently owned & operating** grocery stores focus on giving back to our communities.

Community involvement is the cornerstone of the CTown name.



1975
CTown Supermarket
Established



140 +
Supermarket
Locations >



The CTown Mission

We believe fresh market foods are the essence of community.

We give independent store owners the freedom and flexibility to make each store a reflection of their neighborhood. After all, no two communities are the same; no two supermarkets should be either.



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Lease Information

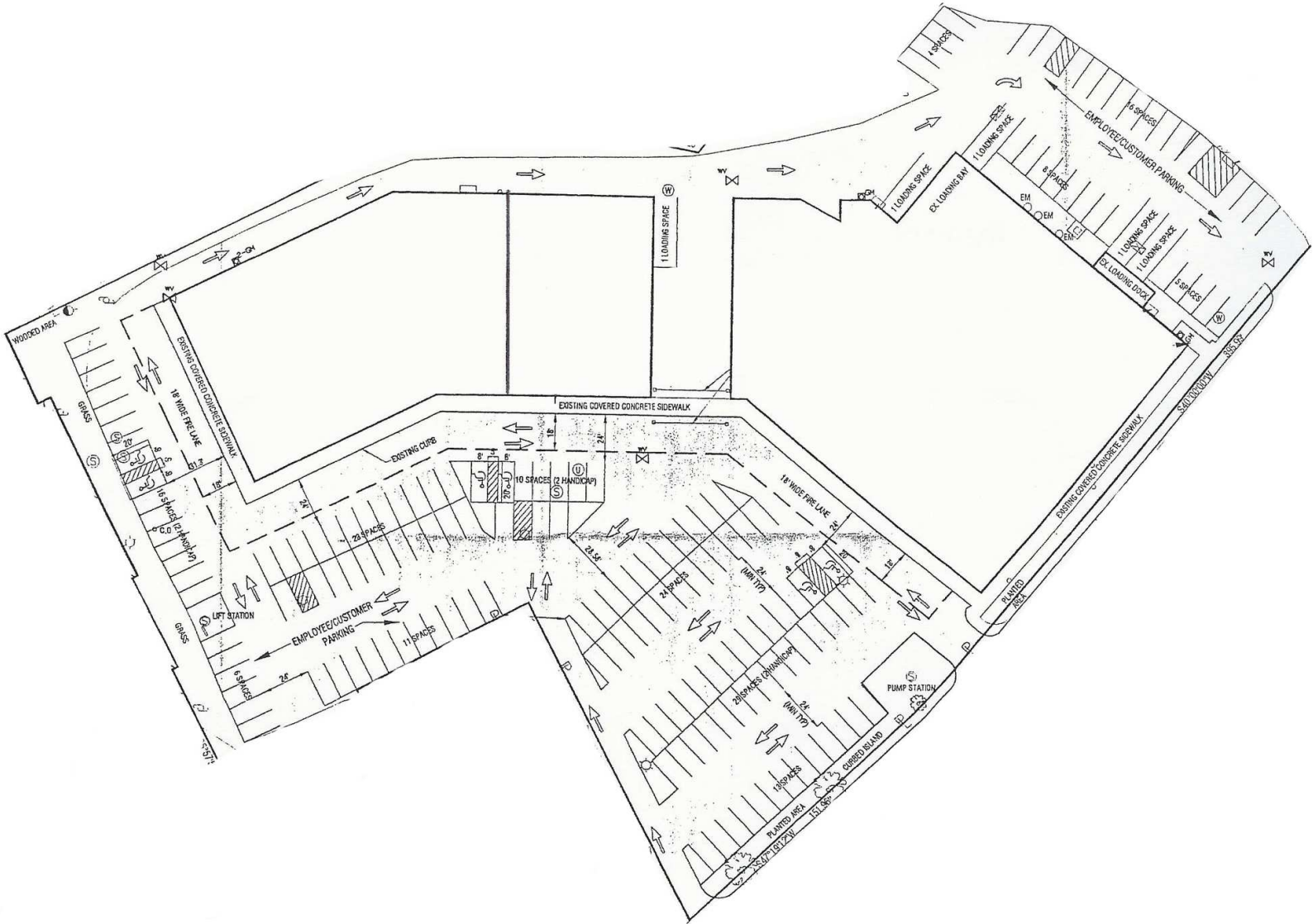
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,500 - 8,000 SF	Lease Rate:	\$10.50 - \$12.00 SF/yr

Available Spaces

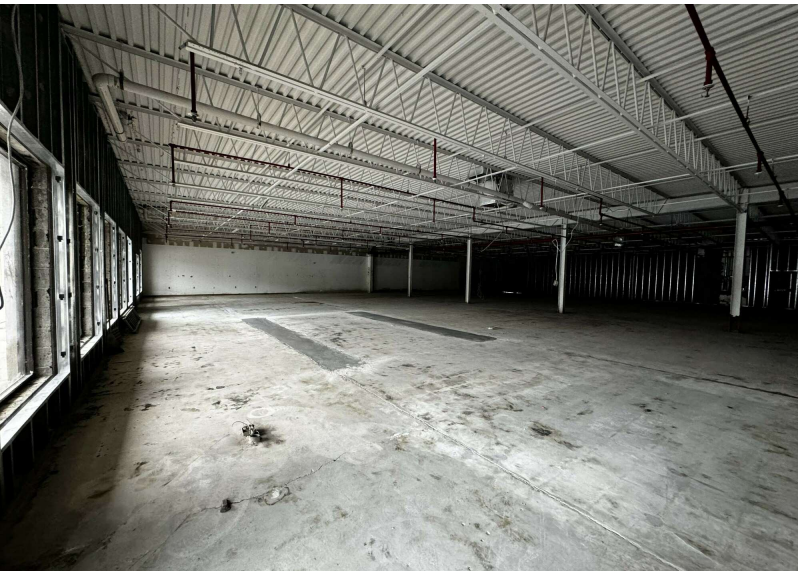
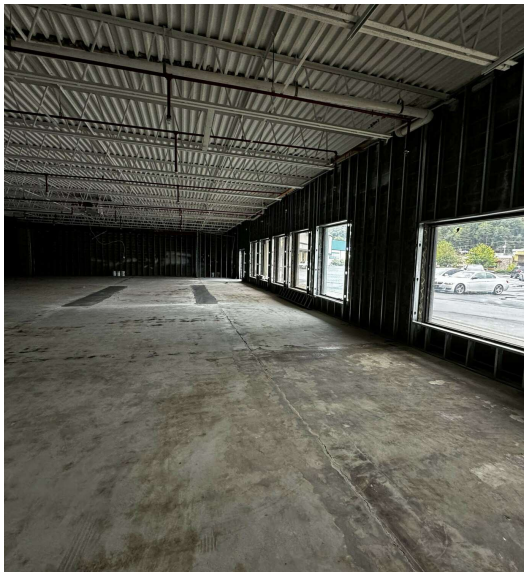
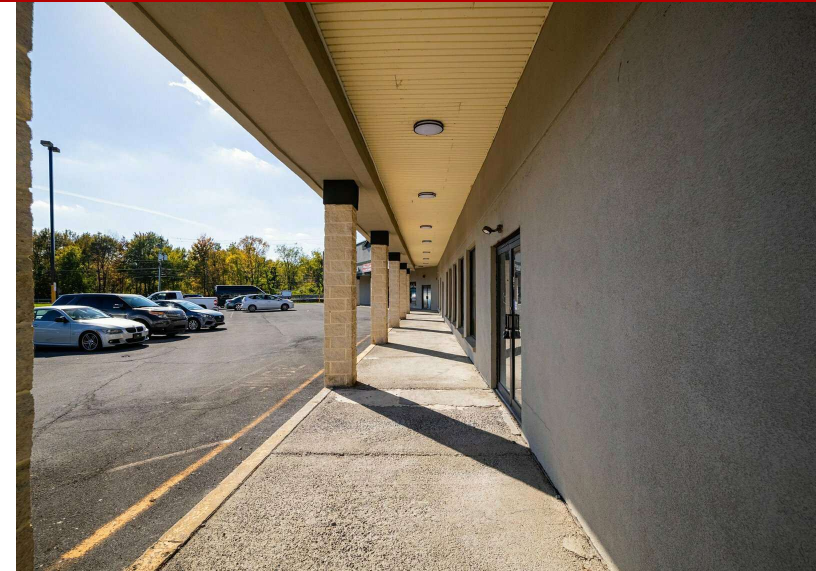
Suite	Tenant	Size (SF)	Lease Type	Lease Rate
213 Skyline	Available	4,500 SF	NNN	\$12.00 SF/yr
213 Skyline	Available	8,000 SF	NNN	\$10.50 SF/yr



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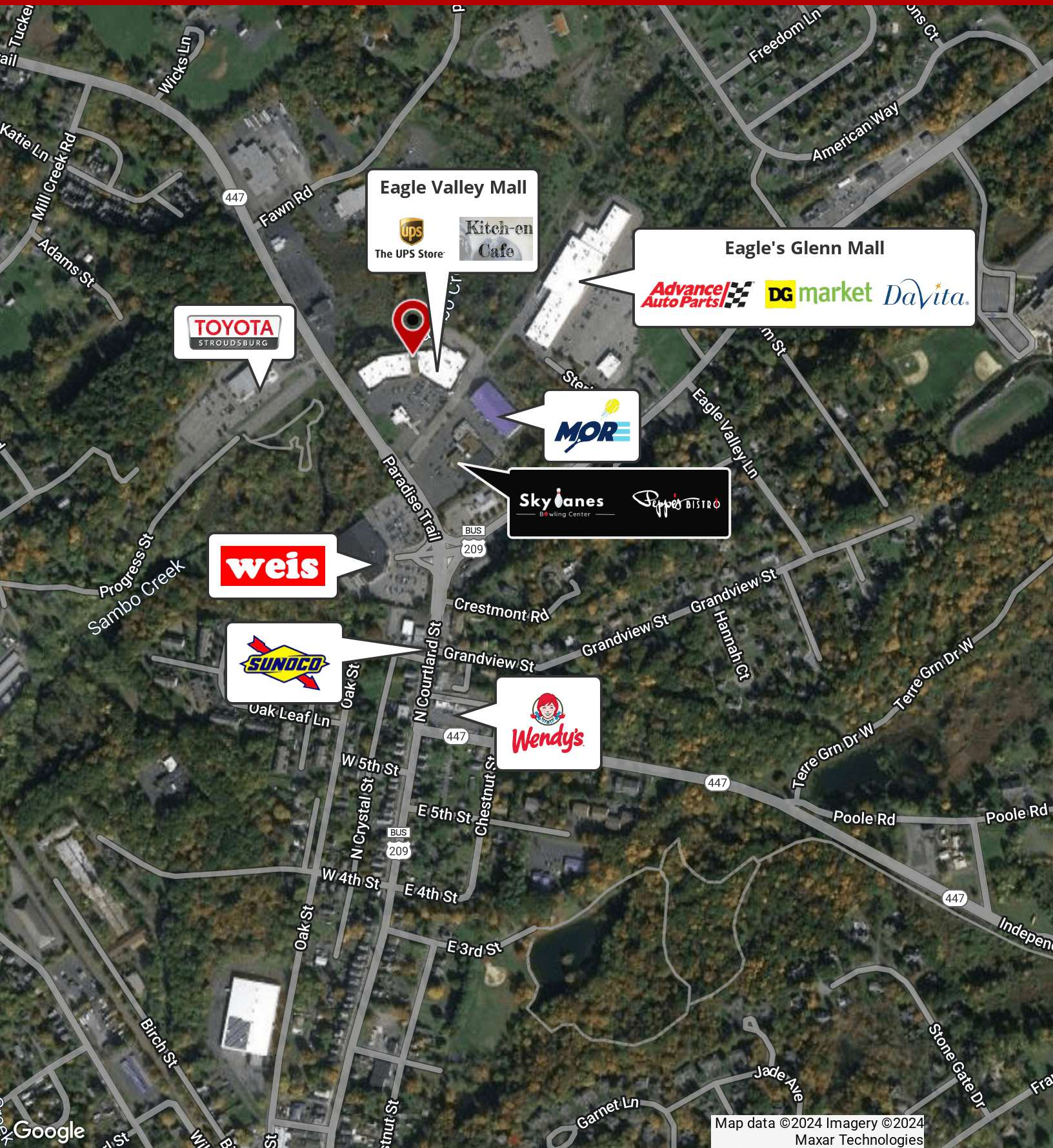
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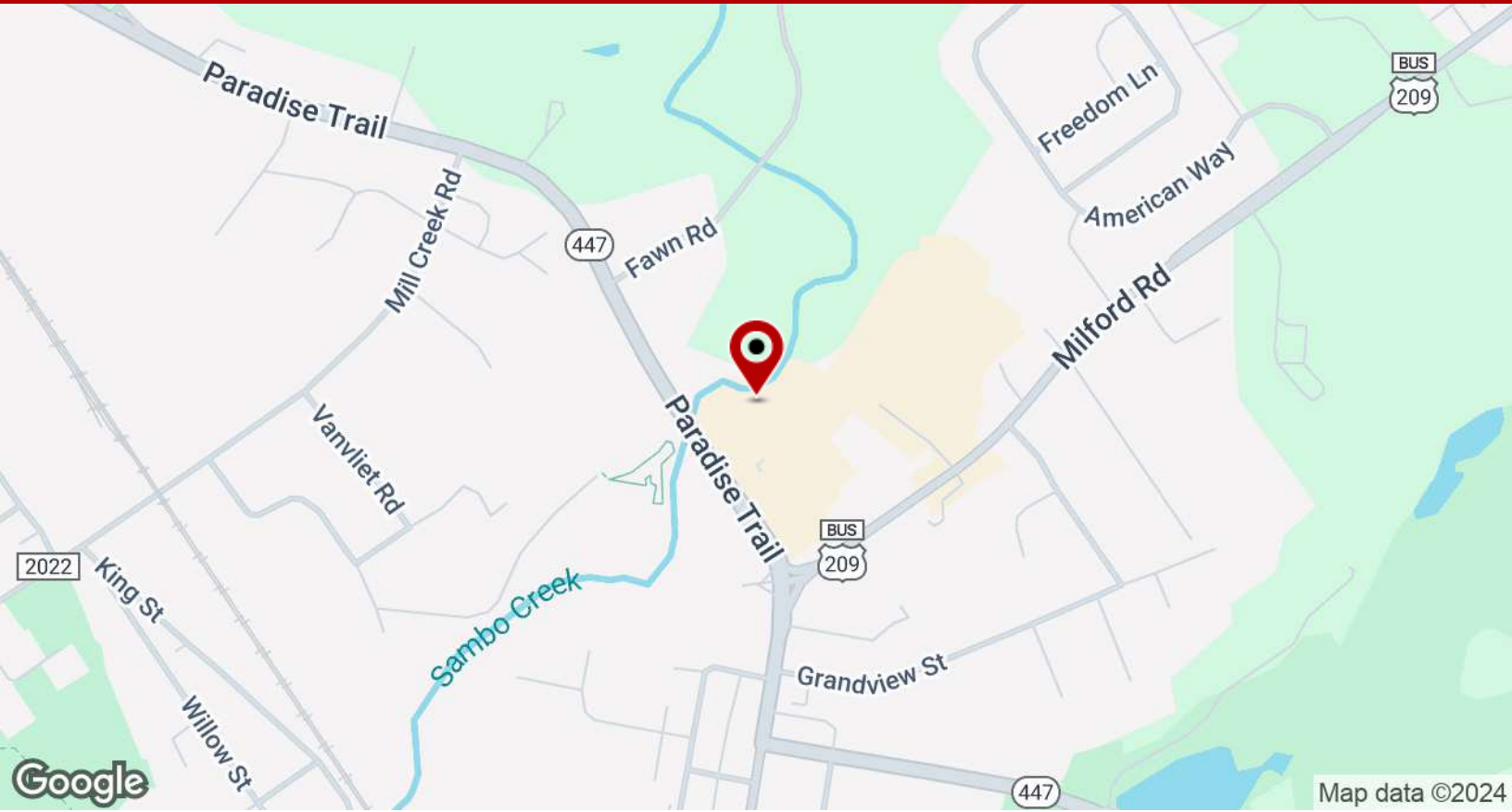
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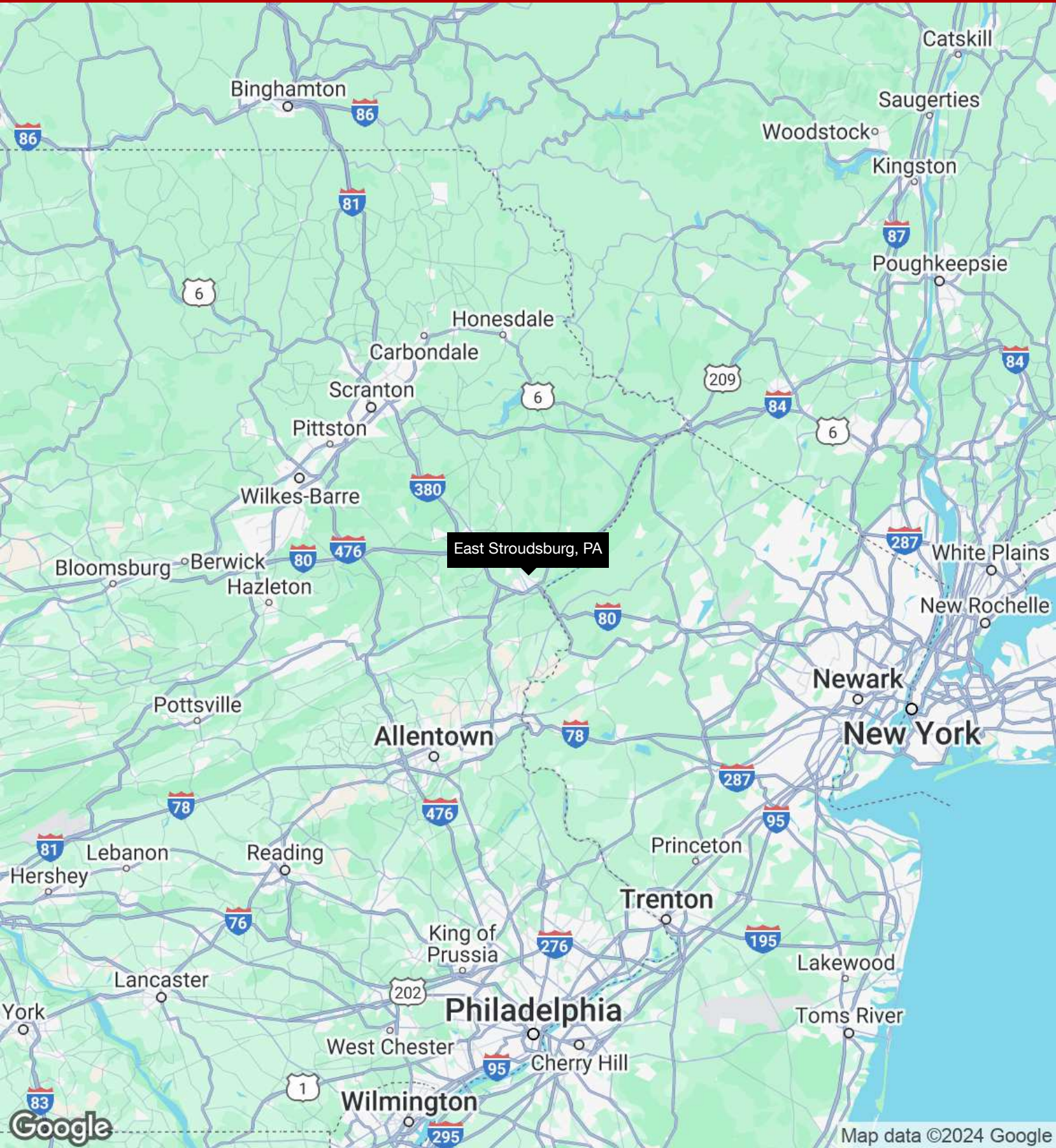
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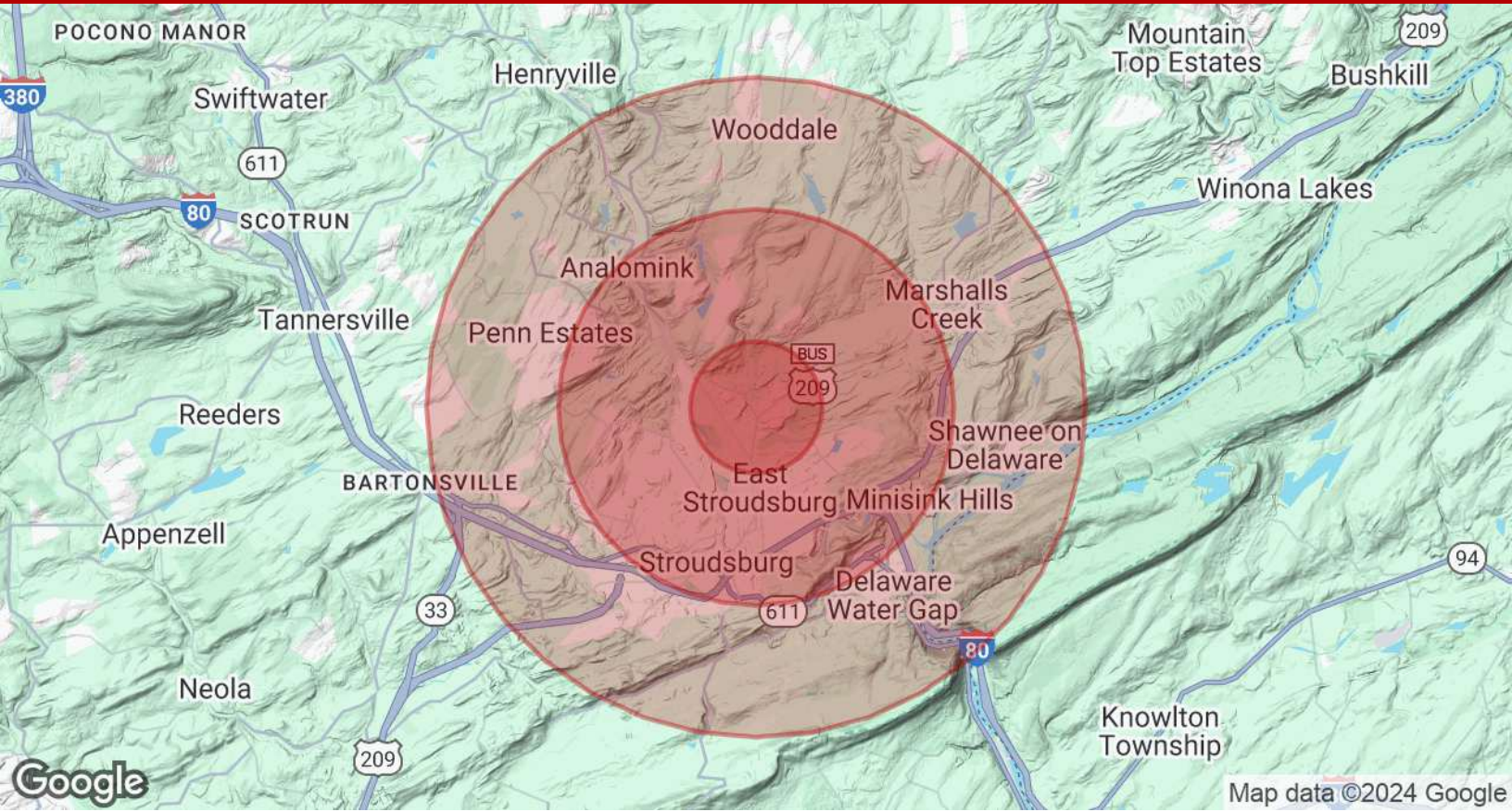
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Each Office Independently
Owned and Operated



Population	1 Mile	3 Miles	5 Miles
Total Population	4,255	31,377	46,992
Average Age	42	41	41
Average Age (Male)	40	39	40
Average Age (Female)	43	42	43
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,629	11,462	17,260
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$111,477	\$107,305	\$104,052
Average House Value	\$303,195	\$291,635	\$290,091

Demographics data derived from AlphaMap



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