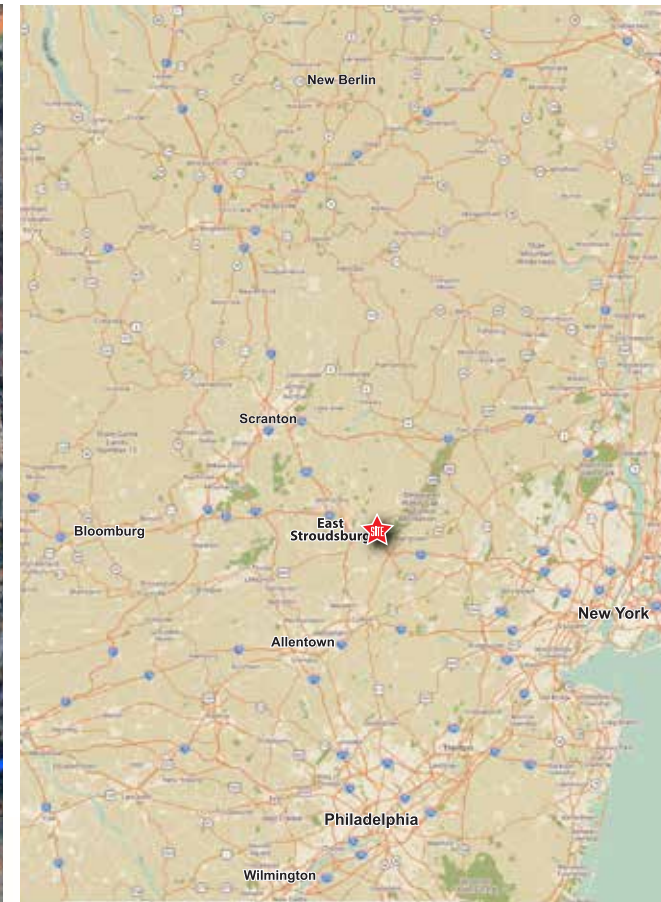


9.47 ACRES DEVELOPMENT SITE | SALE OR JOINT VENTURE

RT. 209 DEVELOPMENT | SEVEN BRIDGES ROAD | SMITHFIELD TWP, PA 18360 | MONROE COUNTY



PROPERTY INFORMATION

- Development opportunity located along busy Rt. 209
- Approx. 25,000 VPD on Rt. 209 (Seven Bridges Road)
- Next to Wawa, St Luke's Medical Building, Retail, Restaurants
- Convenient access to Stroudsburg, Tannersville & Pocono Area
- Zoned ED - Economic Development
- .7 miles from I 80s (Exit 309) - 6 miles to Delaware Water Gap
- .8 miles bus terminal
- Ideal For- Medical, Residential Multi-Family, Mixed Use

Demographics	20 Minute Drive	Trade Area
Population	64,732	302,326
Average HH Income	\$110,125	\$110,175
Total Businesses	2,902	7,707
Number of Employees	24,631	62,849
Traffic Counts	Intersection Routes 209 & 447: 38,246 VPD	

*Data Source: Sites USA REGIS™ 2025



FOR MORE INFORMATION MARILEE BARONE 570-335-9000
PLEASE CONTACT: MARILEEBARONE@GMAIL.COM 570-430-0141 M



9.47 ACRES DEVELOPMENT SITE | SALE OR JOINT VENTURE

RT. 209 DEVELOPMENT | SEVEN BRIDGES ROAD | SMITHFIELD TWP, PA 18360 | MONROE COUNTY

TRADE AREA AND 20 MINUTE DRIVE TIME



CHRISTIAN SAUNDERS | 771 E Drinker St. | Dunmore, PA 18512 | 570-335-9000 | CHRISTIANSAUNDERS.COM

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9.47 ACRES DEVELOPMENT SITE | SALE OR JOINT VENTURE

RT. 209 DEVELOPMENT | SEVEN BRIDGES ROAD | SMITHFIELD TWP, PA 18360 | MONROE COUNTY

SITE AERIAL

9.47 ACRES

MUSIC CENTER DR.

**SEVEN BRIDGE RD. (RT. 209)
APPROX. 25,000 VPD**

HILL-SIDE DR.

9.47 ACRES DEVELOPMENT SITE | SALE OR JOINT VENTURE

RT. 209 DEVELOPMENT | SEVEN BRIDGES ROAD | SMITHFIELD TWP, PA 18360 | MONROE COUNTY

DEMOGRAPHICS

Population	3 Miles	5 Miles	7 Miles
Population (Est. 2024)	23,020	39,042	61,025

Daytime Population

Total Businesses (2024)	1,430	1,930	2,383
Number of Employees (2024)	12,367	17,332	20,617

Income

Average HH Income (Est. 2024)	\$117,571	\$119,655	\$120,511
Median HH Income (2024)	\$73,724	\$83,484	\$87,040

Households & Growth

Households	8,865	15,028	23,174
Projected HH (2029)	8,608	14,514	22,403
HH Growth with Children (2024 to 2029)	27.0%	27.9%	28.2%

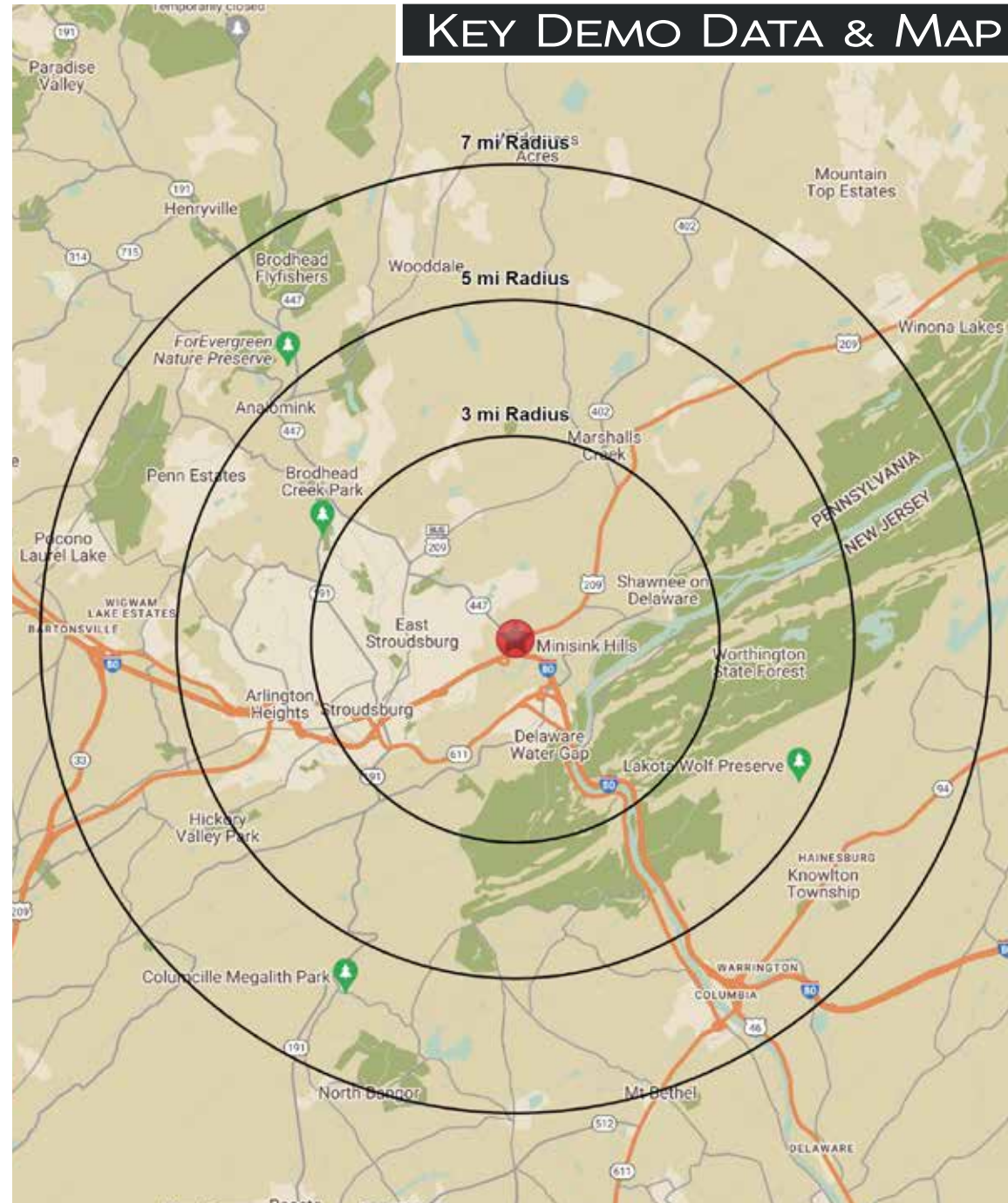
Education

High School Graduate	29.4%	29.7%	31.8%
Some College	19.6%	19.2%	18.5%
Bachelor Degree	19.3%	18.5%	18.8%
Graduate	13.4%	14.0%	12.4%

Traffic Counts Intersection of Routes 209 & 447: 38,246 VPD

Data Source: Sites USA REGIS™ 2025

KEY DEMO DATA & MAP



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