



Insalaco Development Group is a family-owned real estate enterprise with over 50 years of experience in development, acquisition, and management of retail, industrial, and office assets in North America.

# THE VILLAGE CENTER AT MARSHALLS CREEK

Route 209, Marshalls Creek, PA 18335

## Property Description

The Village Center at Marshalls Creek is a commercial retail property located just outside East Stroudsburg, PA. This center is 64,160 SF and sits on 8 acres.

Current tenants include Dollar Tree and Habitat of Humanity.

## Prime Location

- On Business Route 209 near Interstate I-80 East/West
- 3.5 miles from Shawnee Mountain Resort
- 5 miles from Delaware Water Gap

## Key Demographics\*

- **Daily traffic volume: 13,951**
- **Population**
  - 3 miles: 10,293
  - 5 miles: 37,970
  - 10 miles: 93,733
- **Avg HH income (3 miles): \$91,947**

\*according to CoStar and Placer.ai analytics



Call Julia for more information!

 (570)-883-0936 x 324

 490 N. Main Street, Suite 101  
Pittston, PA 18640

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# THE VILLAGE CENTER AT MARSHALLS CREEK

## DEMOGRAPHICS\*

	3 Mile	5 Mile	10 Mile
<b>Population</b>	10,293	37,970	93,733
<b>Total Households</b>	3,626	13,148	33,405
<b>Daytime Employees</b>	4,785	17,393	40,014
<b>Average Household Income</b>	\$91,947	\$88,135	\$88,692
<b>Total Consumer Spending (\$)</b>	\$118.1M	\$411.8M	\$1.1B

\*according to CoStar and Placer.ai analytics



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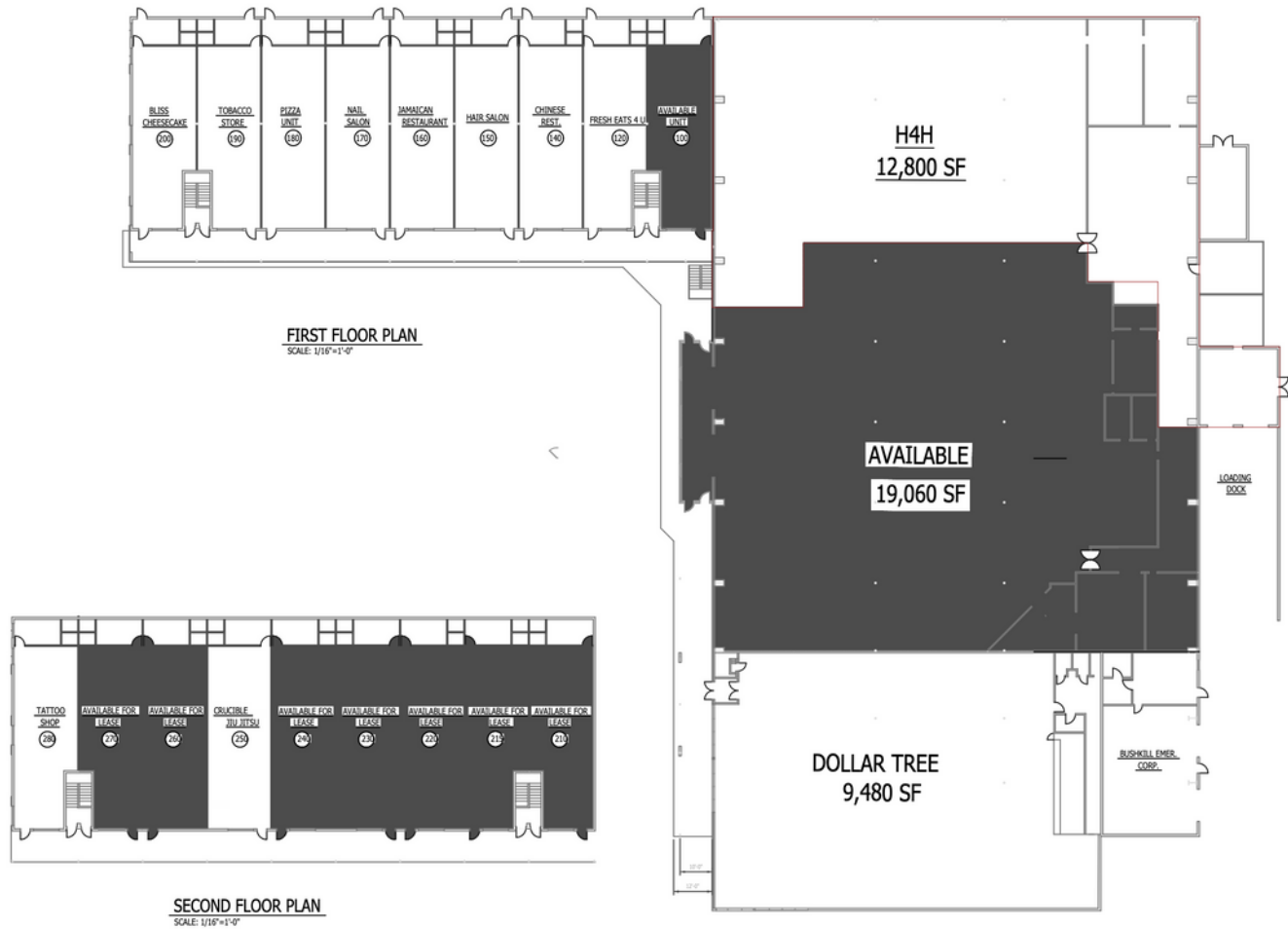
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## SITE PLAN



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