



912 MAIN LEASING

912 MAIN STREET • STROUDSBURG, PA 18360



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912 MAIN STREET



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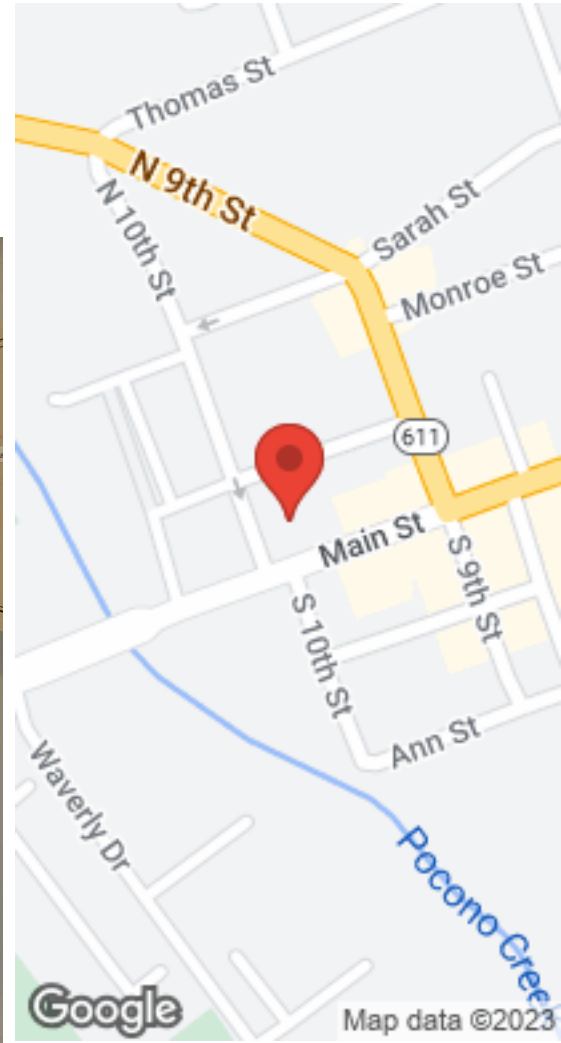
AVAILABLE SPACE

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Property Description

There is just one unit left in this professional building on Main Street in Downtown Stroudsburg. With two separate areas and a private bathroom, this unit is suitable for a number of professional uses. The building features an elevator serving both of these third-floor units, limited private parking, 24-hour access and a convenient location just a few blocks from the courthouse and walking distance to shopping, dining, and other area businesses and service providers.



Available Units

Unit	Size (sf)	Price (month)	Lease Type	Available
300	1,100	\$1,850.00	Gross	Leased
301	1,115	\$1,850.00	Gross	Leased
307	700	\$1,350.00	Gross	Immediately
100	922	\$1,850.00	Gross	Leased

S7 REAL ESTATE
804 Sarah Street, 305
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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Street Address: 912 Main Street
City, State, Zip Stroudsburg, PA 18360
County: Monroe
Cross Streets: N. 10th Street

Location Overview

The Borough of Stroudsburg is the county seat for Monroe County. Featuring a bustling downtown, Stroudsburg is situated just off of interstate 80 providing convenient access to and from the Lehigh Valley, New York, NJ and more. The borough offers plenty of dining, shopping, and other local businesses. Whether you are starting or growing a business, or expanding your operations to the Poconos Area, Downtown Stroudsburg offer an unrivaled environment.



PROPERTY HIGHLIGHTS

- Elevator Serving Upper Floors
- 24 Hour Access
- Off Street Parking
- Walking Distance to Shopping and Dining
- Natural Light in Every Office



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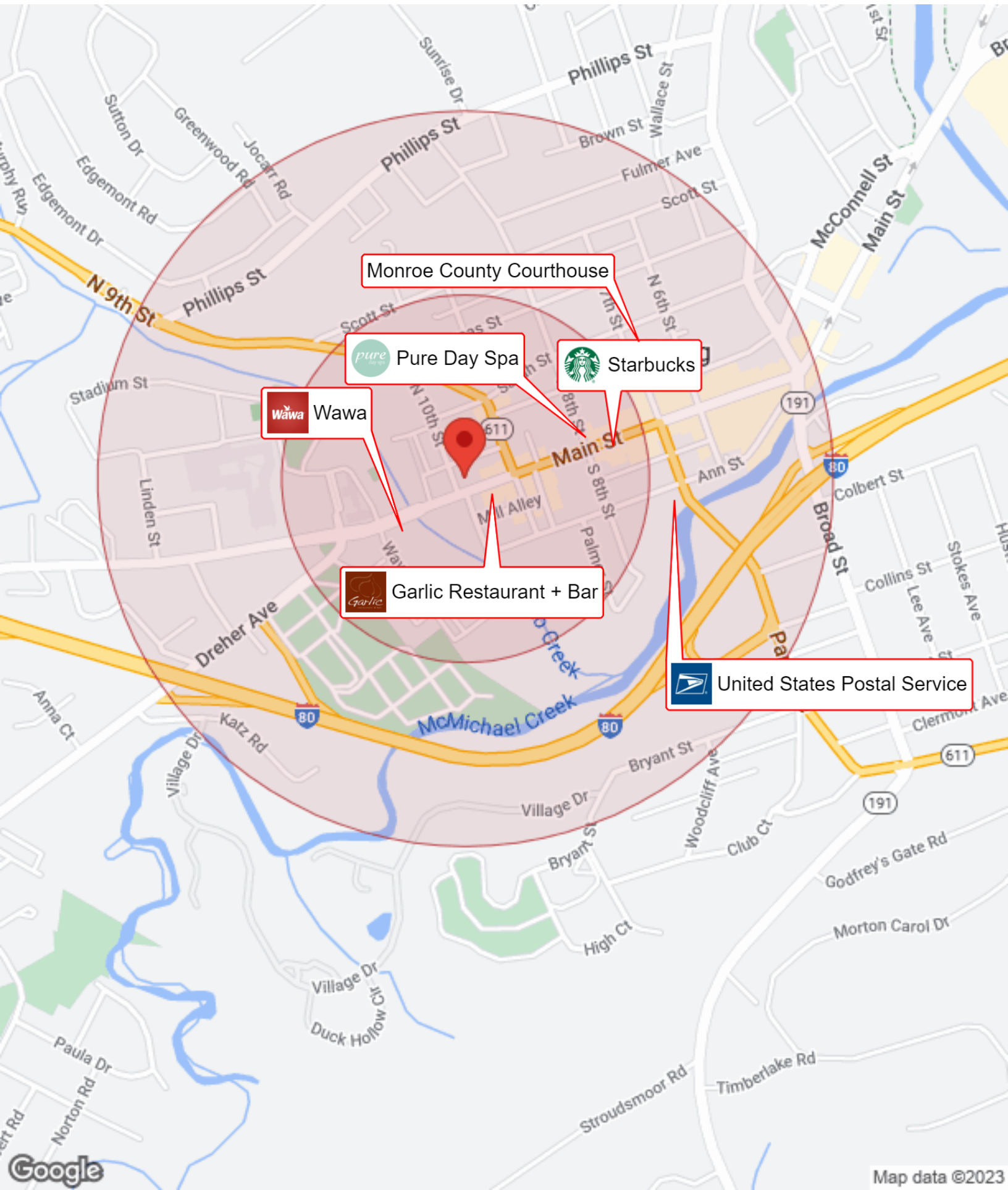
LOCATION MAPS

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BUSINESS MAP

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Monroe County Courthouse

 Pure Day Spa

 Starbucks

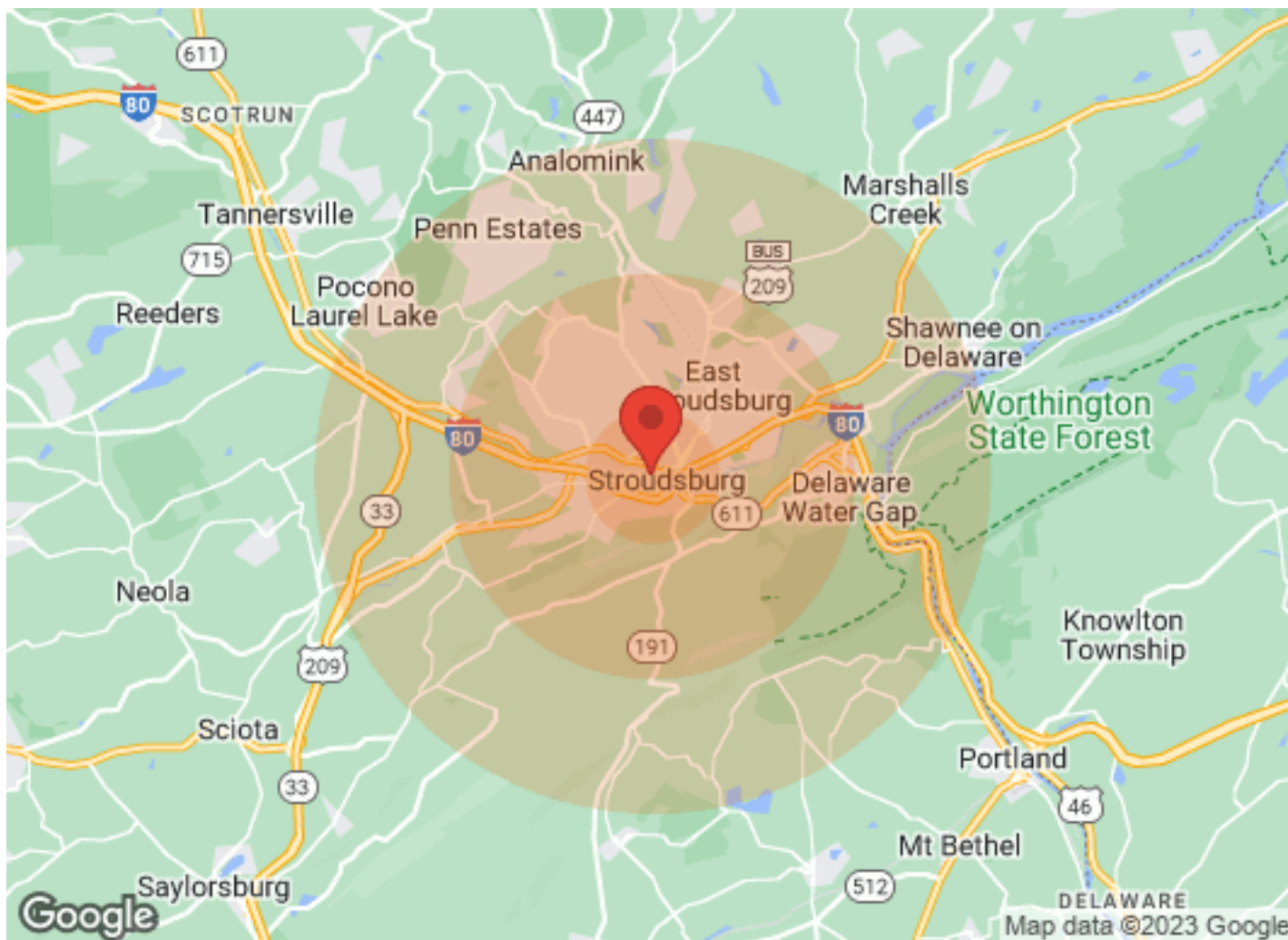
 Wawa

 Garlic Restaurant + Bar

 United States Postal Service

DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	2,509	12,096	21,957	Median	\$33,624	\$47,266	\$52,248
Female	2,871	12,901	22,674	< \$15,000	503	1,273	1,716
Total Population	5,380	24,997	44,631	\$15,000-\$24,999	369	1,291	1,743
				\$25,000-\$34,999	322	1,112	1,697
Age				\$35,000-\$49,999	333	1,254	2,075
Ages 0-14	801	3,457	6,898	\$50,000-\$74,999	191	1,470	2,766
Ages 15-24	682	3,044	6,101	\$75,000-\$99,999	191	977	2,046
Ages 25-54	2,461	10,204	17,341	\$100,000-\$149,999	277	1,400	2,704
Ages 55-64	589	3,356	6,021	\$150,000-\$199,999	83	285	652
Ages 65+	847	4,936	8,270	> \$200,000	34	255	557
				Housing			
Race				Total Units	2,489	10,036	17,459
White	4,319	20,662	34,984	Occupied	2,229	9,235	15,605
Black	539	2,347	5,665	Owner Occupied	843	5,204	10,412
Am In/AK Nat	4	12	15	Renter Occupied	1,386	4,031	5,193
Hawaiian	N/A	N/A	N/A	Vacant	260	801	1,854
Hispanic	776	2,811	5,716				
Multi-Racial	964	3,142	6,628				

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