

# FOR LEASE - OFFICE PARK- OFFICE/RETAIL SPACES ROUTE 940 I MT POCONO TWP I MONROE COUNTY

RETAIL/OFFICE SPACE READY AND WAITING. 2-UNITS AVAILABLE RANGING FROM 1050 SF TO 2100 SF, FULLY RENOVATED INSIDE AND OUT.  
**ALSO AVAILABLE FOR PURCHASE**



**Mt. Pocono Office Park  
For Sale!**



**2 Units available  
1050 SF each  
Adjacent/can be combined**

*Mt. Pocono Office Park - Investment opportunity. 3-story building office space and retail space available. Located on Route 940 with easy major highway access. Freshly painted and new carpet with restrooms. Multi office setup, fully leased and 9 separately metered units. ADA compliant. Two LL units @ 1050SF available.*

### DEMOGRAPHICS\*

CATEGORY	3 MILES	5 MILES
2016 Population Estimate	13,042	26,247
2016 Median HH Income	\$56,601	\$58,001
2016 Per Capita Income	\$25,376	\$25,783

### PROPERTY HIGHLIGHTS

- **HIGH VISIBILITY/TRAFFIC COUNT**
- **LOCATED ON ROUTE 940**
- **FULLY LEASED/2 LL STILL AVAILABLE**
- **FULLY RENOVATED**
- **ADA COMPLAINT**

**PM-40155  
FOR SALE  
PRICE: \$795,000  
LEASE: 1,050 EACH /1,000 SF**

**Terri Mickens, CCIM**  
Broker/Owner  
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