

# FOR LEASE– RETAIL /OFFICE SPACE RT 611 | STROUD TOWNSHIP | MONROE COUNTY

**4,855 SF FINISHED RETAIL SPACE  
20' CEILING WITH O/H GARAGE DOOR  
FORMERLY A SHOWROOM/RETAIL SPACE**



*4,855 SF of finished retail/office space. 20' ceilings with 12' O/H garage door. One ADA compliant bathroom. Formerly a showroom.*

## DEMOGRAPHICS\*

CATEGORY	3 MILES	5 MILES
2016 Population Estimate	20,571	51,403
2016 Median HH Income	\$59,396	\$58,833
2016 Per Capita Income	\$28,557	\$28,168

\* ERSI 2013

## PROPERTY HIGHLIGHTS

- ADT 36,000-46,000 CARS
- ADA COMPLIANT BATHROOM
- LOCATED ON RT 611 & APPLGATE RD.
- ADJOINING TENANTS: STAPLES & PMC
- 20' CEILING/ 12' O/H GARAGE DOOR

**PM-43778**  
**Lease Price: \$15.50/SF NNN**



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