

Middle Easton Belmont Pike Medical Center

3403 Middle Easton Belmont Pik, Stroudsburg, PA 18360



OFFERING SUMMARY

Available SF:	10.74 Acres
Lease Rate:	\$60,000 - 75,000 Acre/yr (Ground)
Lot Size:	10.74 Acres
Zoning:	C-Commercial
Market:	Monroe County
Submarket:	Hamilton Township
Traffic Count:	40,000

PROPERTY OVERVIEW

10.74 AC Commercial Development Site along Route 33 off the Snyder'sville exit. Available for ground lease or build to suit. Prior engineering work completed for a preliminary plan supporting a 35,000 SF medical building with expansion. Land is zoned Commercial with on-site utilities. ADT-40,000.

LOCATION OVERVIEW

Take 33 to the Snyder'sville Exit. Property across from Harley Davidson (Shocks) Property sits between Keller Dr and Manor Drive borders both streets.

PROPERTY HIGHLIGHTS

- Commercial land with on-site utilities
- 10.74 AC site
- Ground lease or build to suit
- ADT-40,000

Terri Mickens, CCIM

Broker/Owner
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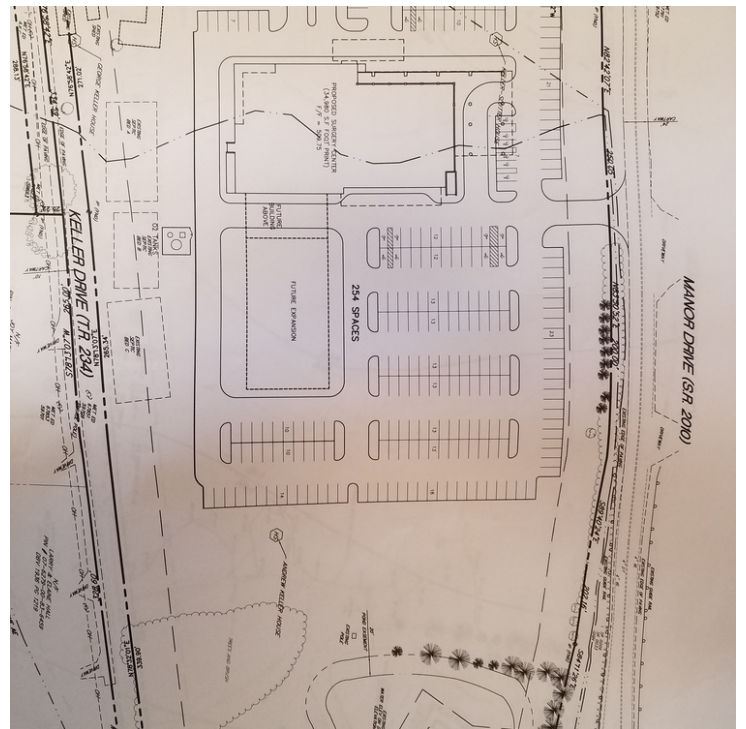
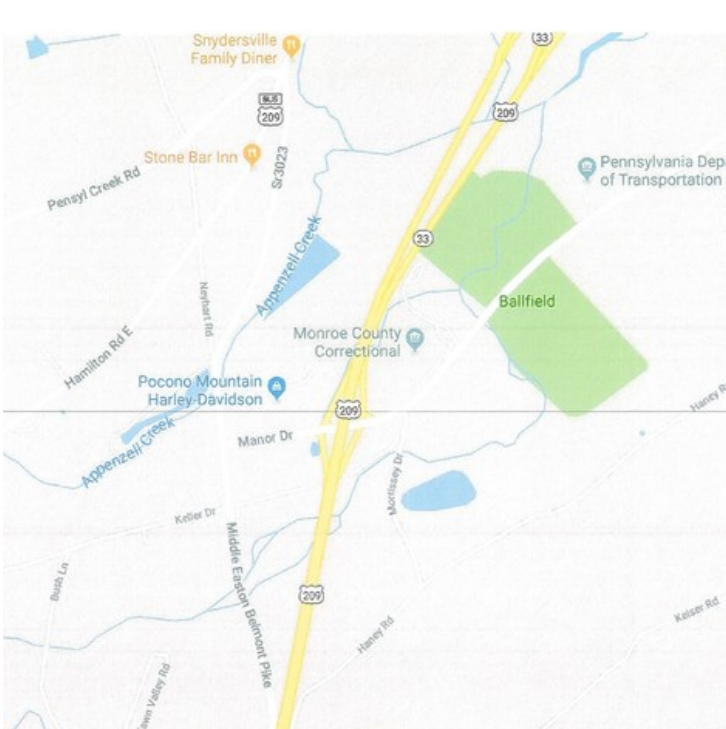
TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354



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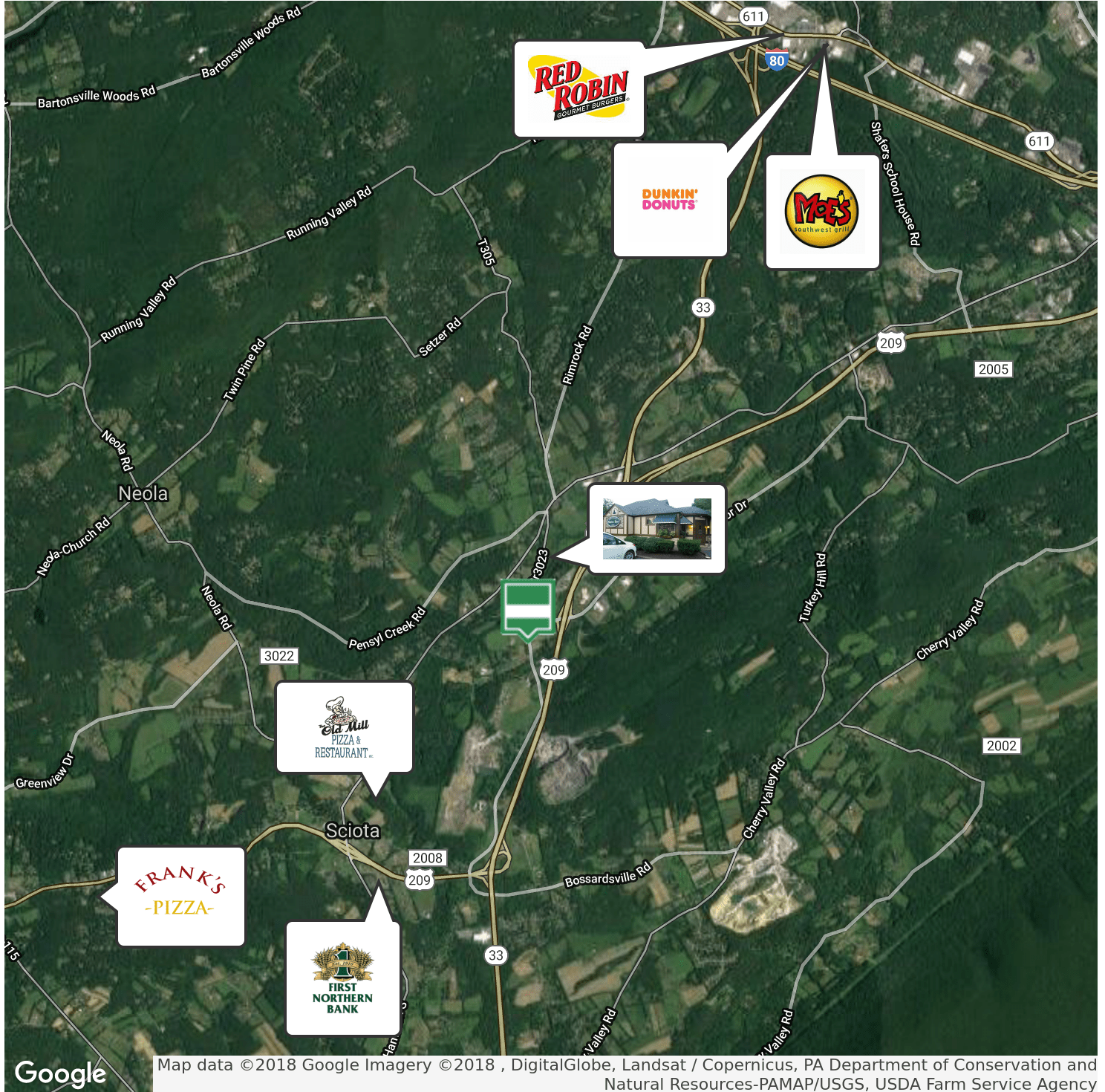
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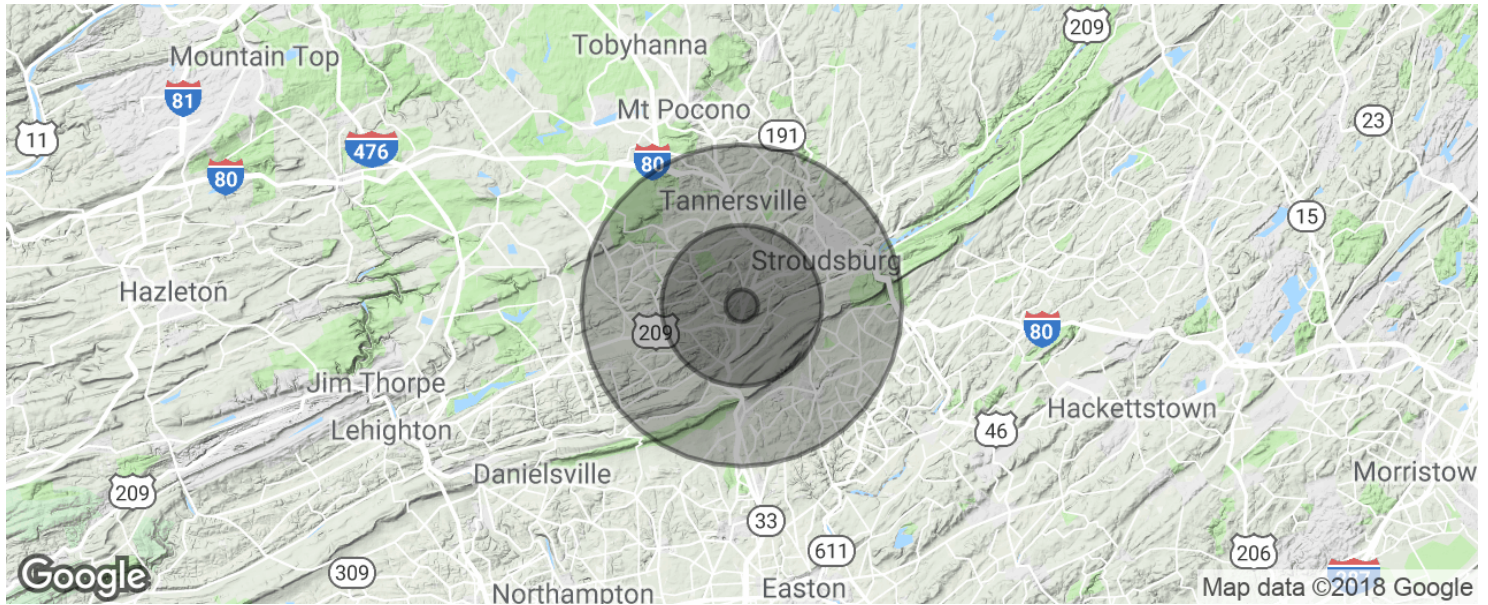
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	920	20,330	133,808
Median age	42.5	42.6	39.7
Median age (Male)	43.2	42.8	38.7
Median age (Female)	42.6	43.1	40.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	334	7,316	48,792
# of persons per HH	2.8	2.8	2.7
Average HH income	\$81,067	\$80,891	\$70,909
Average house value	\$346,761	\$272,600	\$237,112

** Demographic data derived from 2010 US Census*

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