

3,520 SF Modern Office Building

115 Imperial Drive, East Stroudsburg, PA 18302



OFFERING SUMMARY

| | |
|----------------|-------------------------|
| Available SF: | 500 SF |
| Lease Rate: | \$599 per month (Gross) |
| Lot Size: | 1.0 Acres |
| Year Built: | 1990 |
| Building Size: | 3,520 SF |
| Renovated: | 2012 |
| Zoning: | R3 - Limited Commercial |

PROPERTY OVERVIEW

500 SF modern 2 room furnished office suite in a professional office building. Space consists of two offices and a restroom. Features include 12 ft ceilings, full HVAC, hardwood flooring, and office furnishings. Tenant pays utilities.

LOCATION OVERVIEW

Located close to Milford Road (Route 209) close to retail district in East Stroudsburg

PROPERTY HIGHLIGHTS

- Furnished
- Central A/C
- High-End Finishes

| | |
|--|--|
| Terri Mickens, CCIM Broker/Owner 570.801.6170 570.242.3962 tmickens@ptd.net | Dan Lichty Commercial Advisor 570.801.6170 570.460.2335 daniel.lichty@gmail.com |
|--|--|

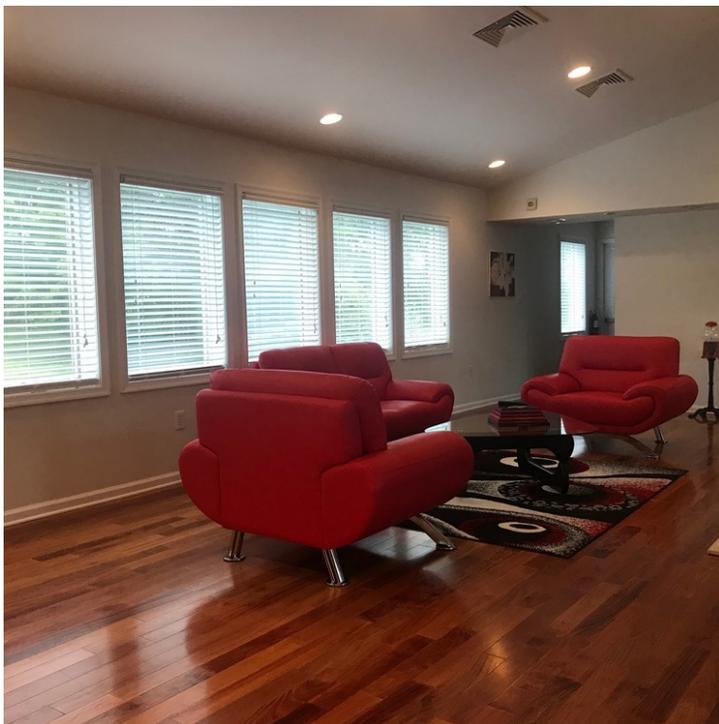
TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354



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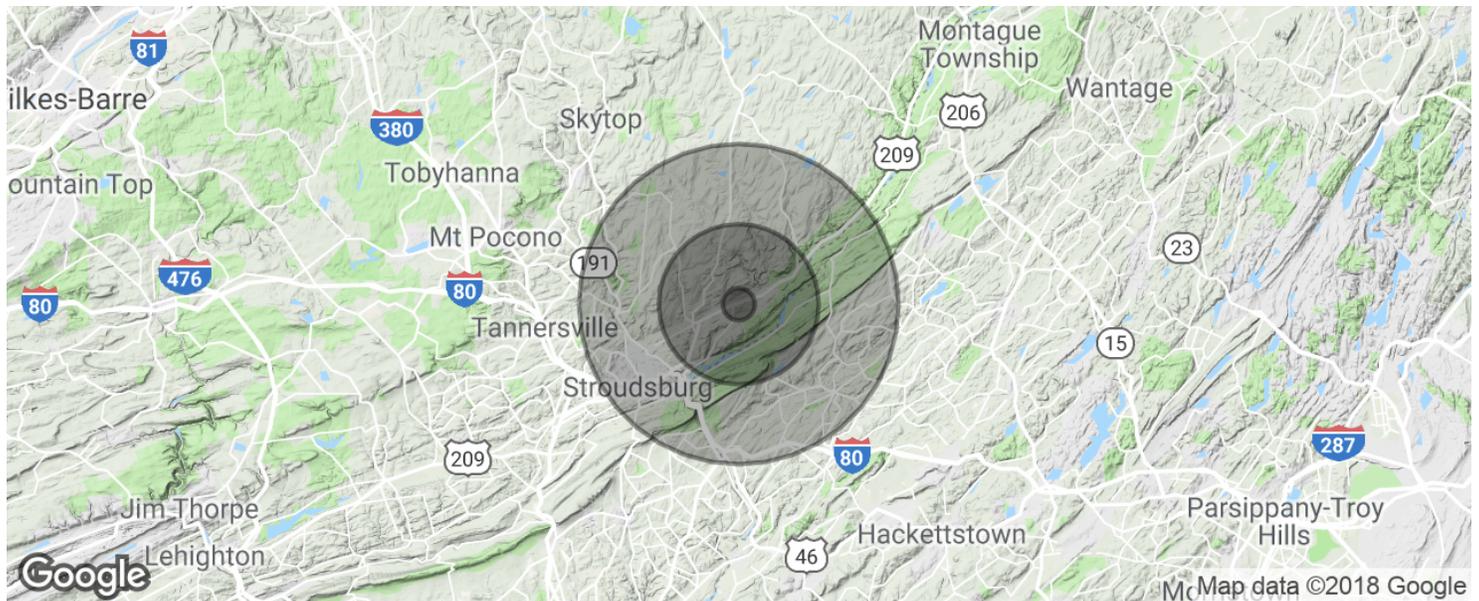
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total population | 774 | 19,346 | 81,670 |
| Median age | 40.7 | 38.2 | 37.4 |
| Median age (Male) | 38.8 | 34.9 | 35.5 |
| Median age (Female) | 42.0 | 41.0 | 39.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 267 | 6,556 | 28,169 |
| # of persons per HH | 2.9 | 3.0 | 2.9 |
| Average HH income | \$69,714 | \$71,341 | \$72,198 |
| Average house value | \$242,981 | \$252,520 | \$265,823 |

* Demographic data derived from 2010 US Census

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