

940 Court Plaza

109 Plaza Drive (Unit 10), Pocono Summit, PA 18346



OFFERING SUMMARY

Available SF:	1,125 - 1,126 SF
Lease Rate:	\$1,050.00 SF/month (MG)
Lot Size:	2.86 Acres
Year Built:	1989
Building Size:	8,570 SF
Zoning:	Commercial
Market:	Retail

PROPERTY OVERVIEW

1125 SF Unit available in the 940 Court Plaza located right on Route 940 just west of I-380. Site of the former Fed-Ex office. Property has full security system with tenant access. Space for two backlit signs are included, one on the storefront and one by the road. Space is wired for the internet and has a new central air and heating unit. Space includes front desk area and private bathroom. Current plaza tenants include: Phoenix Athletica, Alfredo's Pizza, God's Miracles from Heaven Daycare and others.

LOCATION OVERVIEW

Located on Route 940 near Long Pond Road. It is next door to Mt Pocono Professional Plaza in the 940 Court Plaza Center. Just West of I-380. Near Routes 611, 196, 940 & I-380.

PROPERTY HIGHLIGHTS

- ADT-25,000
- Zoned- CI- Commercial Industrial
- 1,125 SF retail/office space
- Located on Route 940

Terri Mickens, CCIM

Broker/Owner
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570.242.3962
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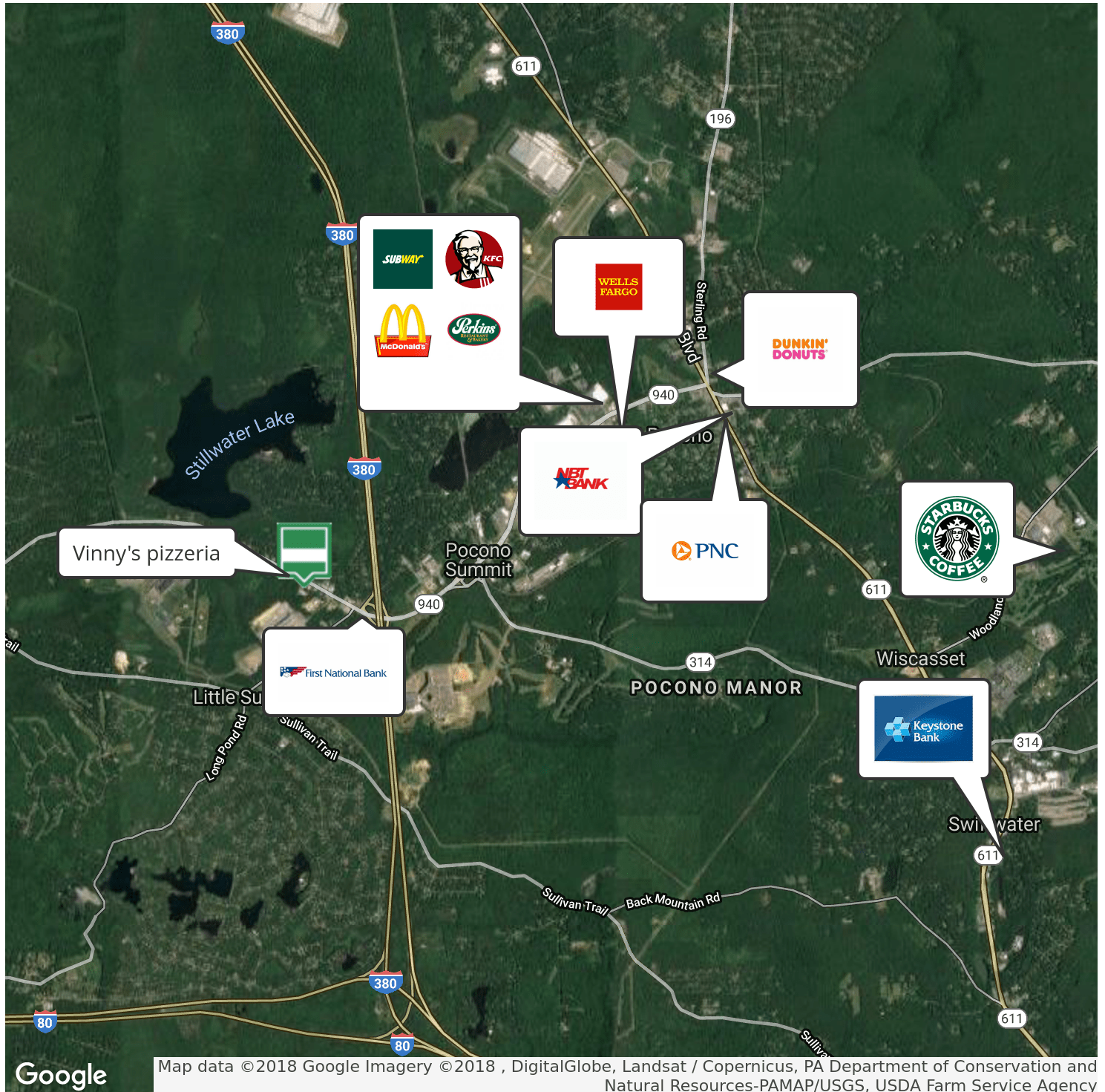
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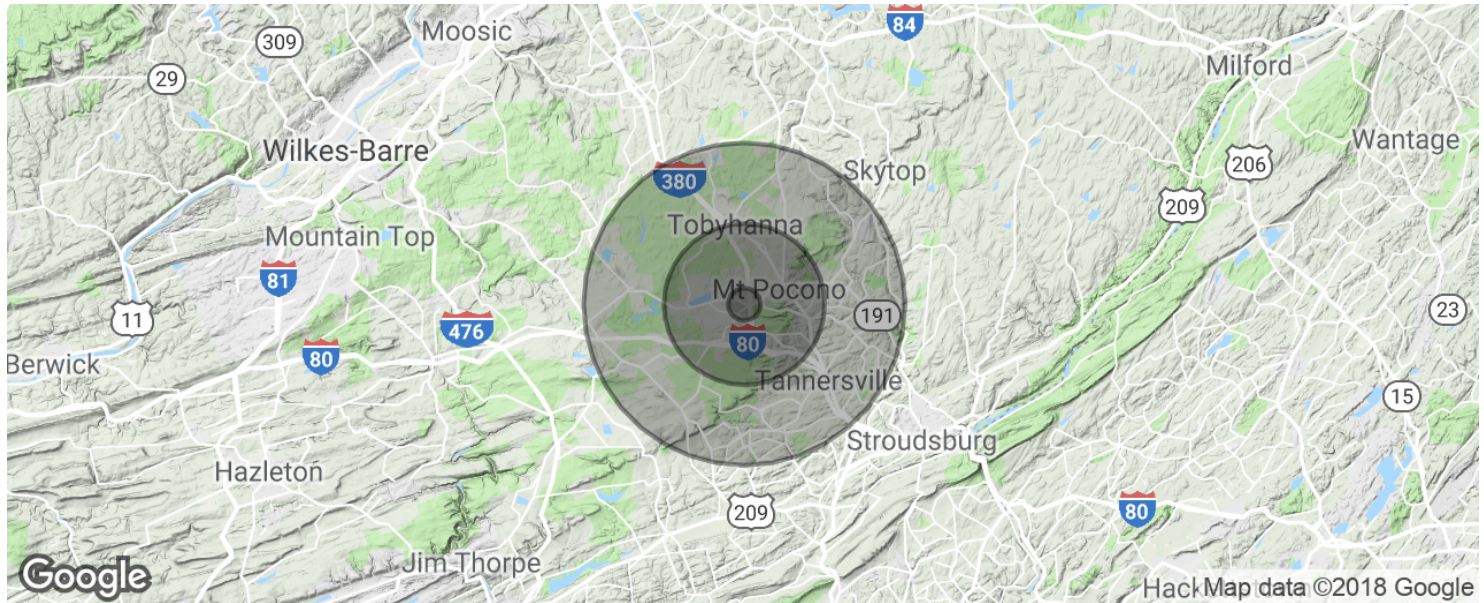
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	562	13,694	74,896
Median age	41.1	40.7	39.7
Median age (Male)	39.0	39.7	38.5
Median age (Female)	43.9	41.5	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	203	5,009	26,613
# of persons per HH	2.8	2.7	2.8
Average HH income	\$59,960	\$65,924	\$66,101
Average house value	\$219,098	\$207,331	\$212,086

** Demographic data derived from 2010 US Census*

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