

## 2-story 11,371 SF Restaurant/ Banquet Facility

823 Route 940, Pocono Lake, PA 18347



### OFFERING SUMMARY

Available SF:	11,424 SF
Lease Rate:	\$5,000.00 SF/yr (MG)
Lot Size:	2.24 Acres
Year Built:	1958
Building Size:	11,371 SF
Zoning:	Commercial
Market:	Monroe County
Submarket:	Tobyhanna Township

### PROPERTY OVERVIEW

11,400+ SF 2-story Restaurant/Banquet Facility for lease. Equipped with full kitchen including separate baking room, 5-walk-ins, sports bar area, formal dining, and private dining rooms. Complete with kitchen equipment and furniture. Upgraded restrooms, 2-fireplaces, and potential for outdoor dining. Well appointed. Seating for 200+ with parking for 80+ vehicles. NO liquor license. Available for lease or potential purchase.

### LOCATION OVERVIEW

Located on busy Route 940 just before Route 314. Close to Routes 940 and 611.

### PROPERTY HIGHLIGHTS

- 11,400 SF-2-story restaurant
- ADT-21,000-28,000
- Seating for 200+
- Parking for 80+ vehicles
- Available for lease or purchase

### Terri Mickens, CCIM

Broker/Owner  
570.801.6170  
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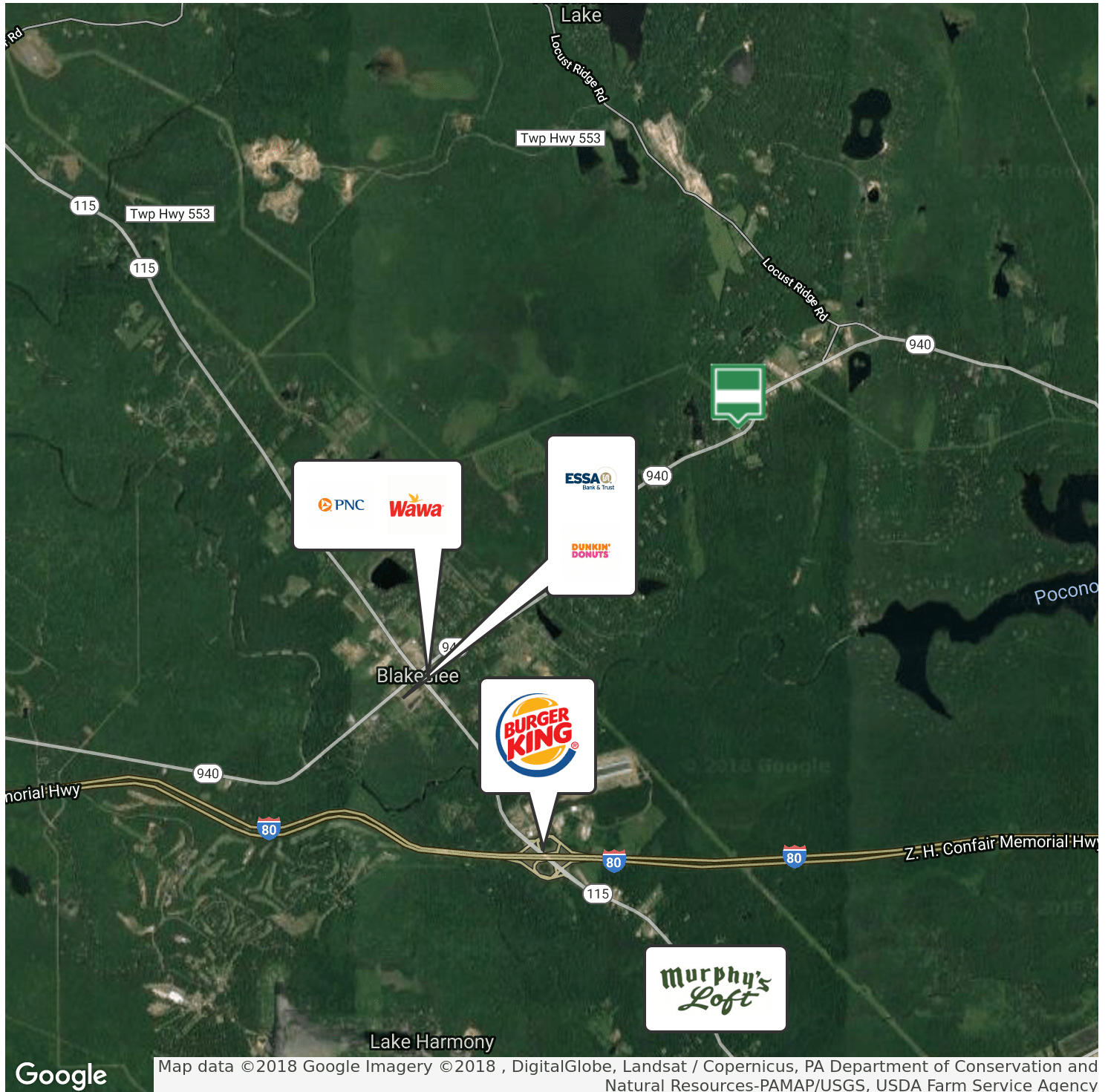
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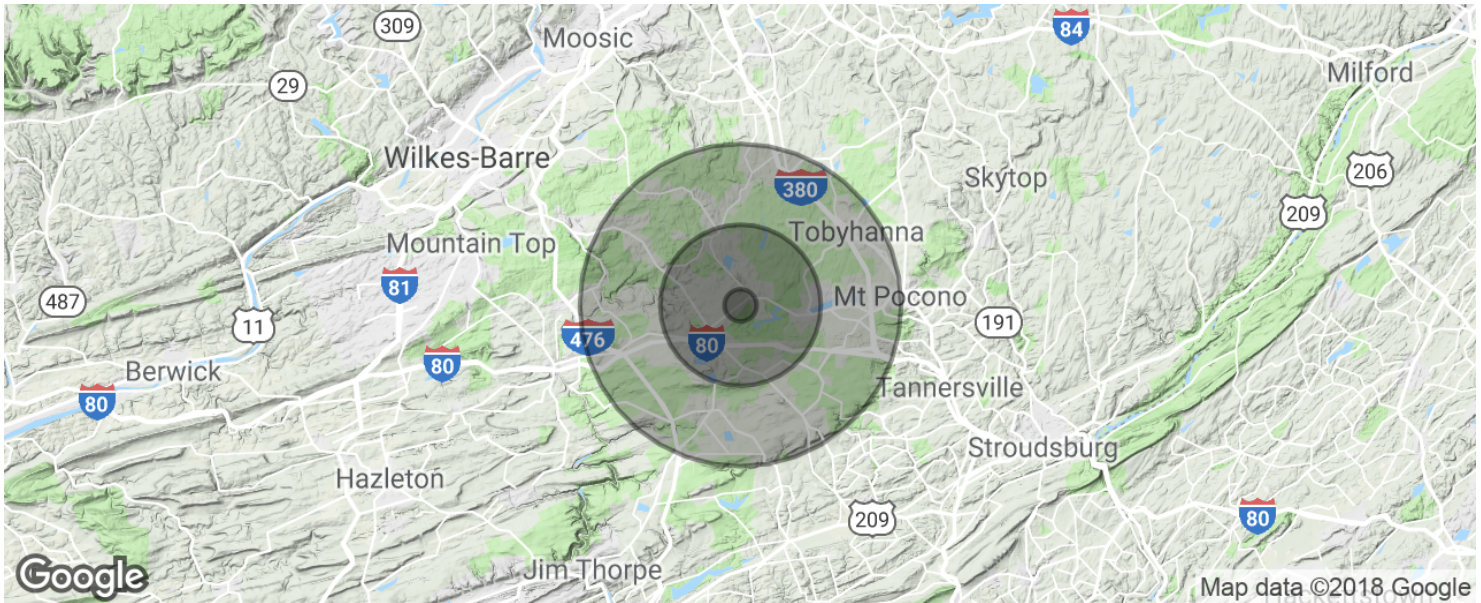
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	455	9,455	30,179
Median age	37.9	39.3	40.4
Median age (Male)	37.8	38.2	38.7
Median age (Female)	39.0	40.6	42.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	167	3,496	11,130
# of persons per HH	2.7	2.7	2.7
Average HH income	\$62,958	\$60,962	\$61,011
Average house value	\$201,693	\$200,724	\$194,610

\* Demographic data derived from 2010 US Census

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