

9 +/- AC Townhouse/ Multi-Family Development Site

Rt 611 #B, Stroudsburg, PA 18360



OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	9.36 Acres
Zoning:	R2 & C1 with EP-1 overlay
Market:	Monroe County
Submarket:	Stroud Township
Traffic Count:	51,000
Price / Per Acre	\$52,884.62

PROPERTY OVERVIEW

Ideal Townhouse/Multifamily development site, zoned R1 & C2 with an EP-1 overlay, on 9 +/- Acres. Seller in process of purchasing additional acreage to total a 10ac parcel, allowing for potentially 50+ units. Two points of access, Route 611 and Applegate Road. Access to public water/sewer. Centrally located near the new St Luke's Hospital, retail stores, restaurants and mall.

LOCATION OVERVIEW

Located on Route 611 in the heart of Stroudsburg. Near Route 33, 80, and Route 209

PROPERTY HIGHLIGHTS

- 9.36 +/- Acres
- Zoned R1 & C2 with an EP-1 Overlay
- Access to public water/sewer
- Proposed Route 611 and Applegate Rd. access

Terri Mickens, CCIM

Broker/Owner
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Sciota, PA 18354



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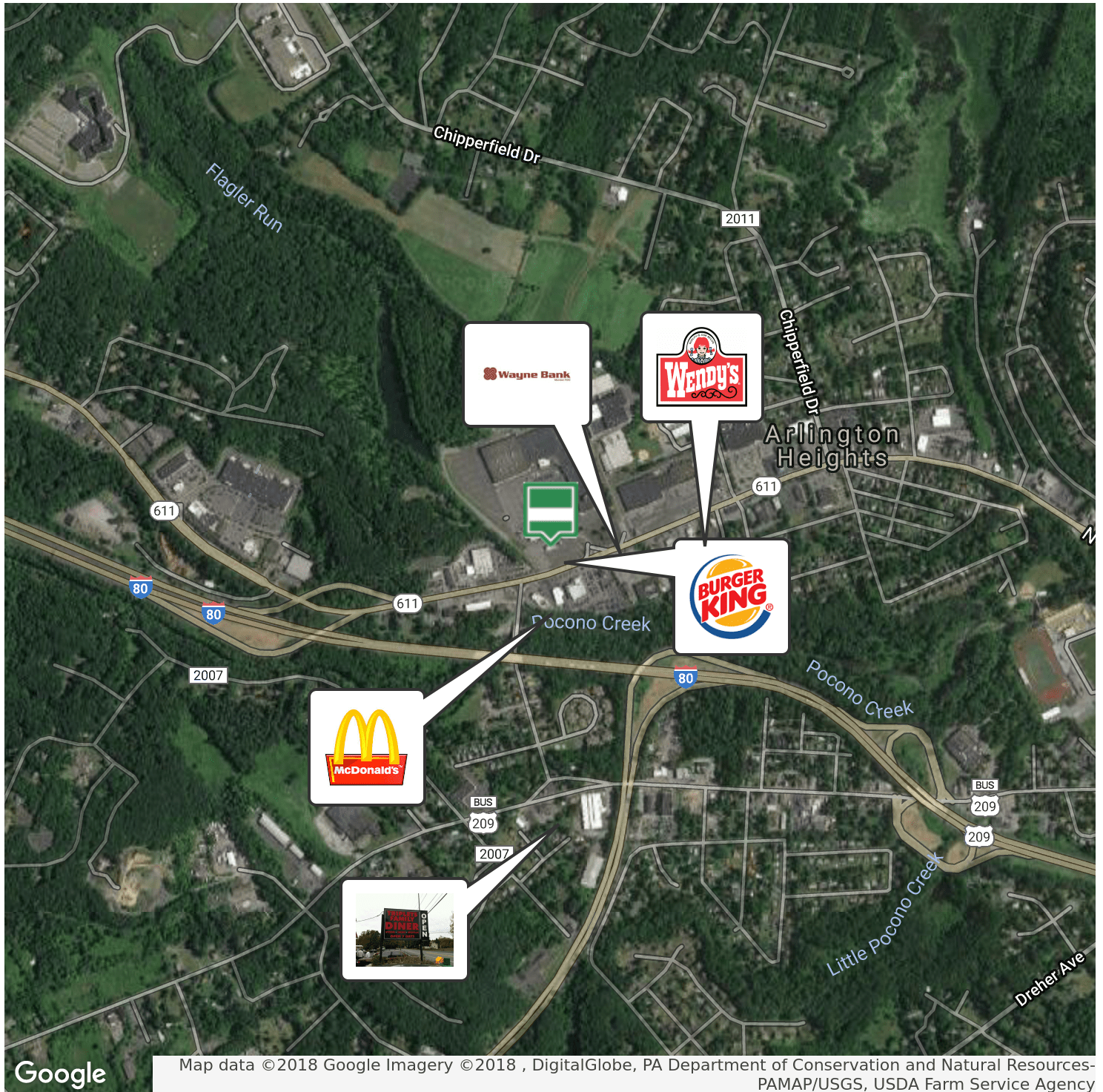
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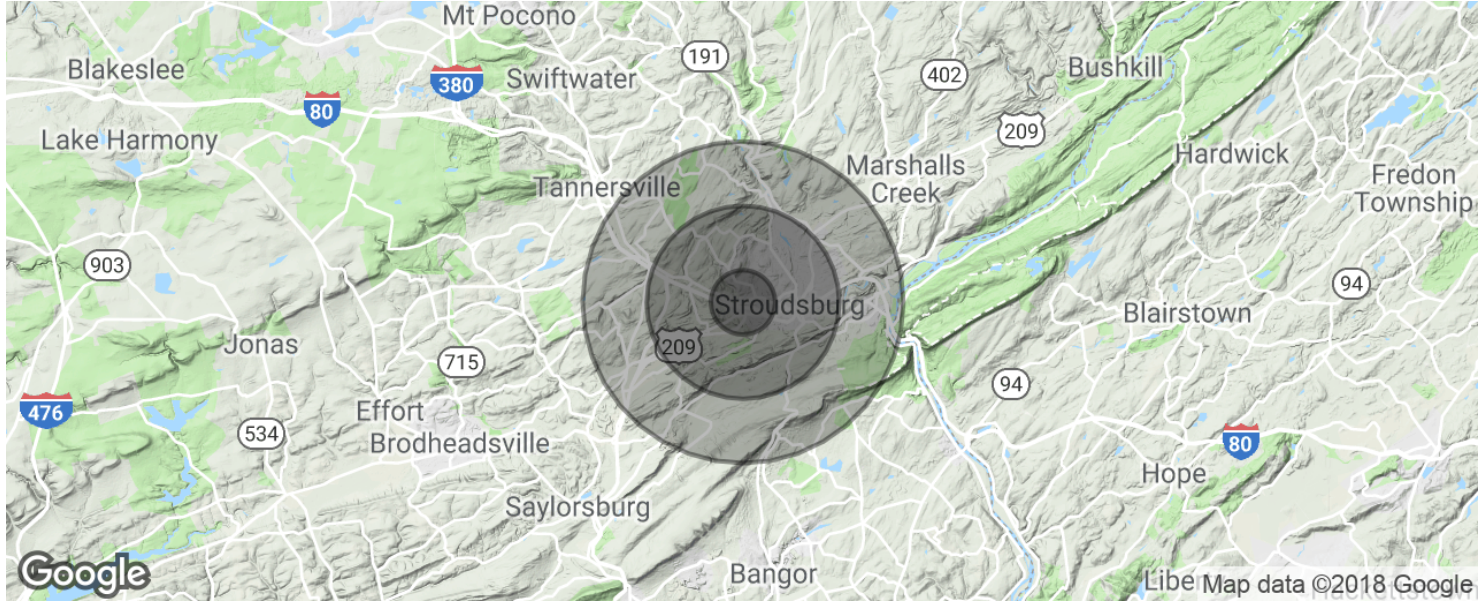
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,377	32,684	51,268
Median age	30.3	33.9	36.2
Median age (Male)	28.3	32.8	34.9
Median age (Female)	32.5	34.9	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,040	11,494	18,010
# of persons per HH	2.8	2.8	2.8
Average HH income	\$54,239	\$63,006	\$69,355
Average house value	\$218,388	\$232,493	\$244,246

* Demographic data derived from 2010 US Census

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