

0.64 Corner Development Opportunity w/existing 1,680 SF footprint

11 Sterling Rd, Mount Pocono, PA 18344



OFFERING SUMMARY

Sale Price:	\$149,000
Lot Size:	0.64 Acres
Zoning:	Commercial
Market:	Monroe County
Submarket:	Mount Pocono Borough
Traffic Count:	16,000
Price / SF:	\$5.34

PROPERTY OVERVIEW

0.64 AC corner development opportunity. Located at busy intersection of 196, 611 and 940 in Mt Pocono. Public utilities. Borders both Route 611 and Nittany Court. Current 1,680 SF building is a tear down. 1 EDU with 4 EDU's on reserve. Seller will consider Triple Net ground lease for highly qualified tenant. Zoned C-2.

LOCATION OVERVIEW

Located at busy intersection of 196, 611 and 940 in Mt Pocono. Borders both Route 611 and Nittany Court.

PROPERTY HIGHLIGHTS

- 0.64 Acre site
- Public Utilities
- Zoned C-2
- 1 EDU with 4 EDU's on reserve
- ADT-16,000

Terri Mickens, CCIM

Broker/Owner
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TACM Commercial Realty Inc
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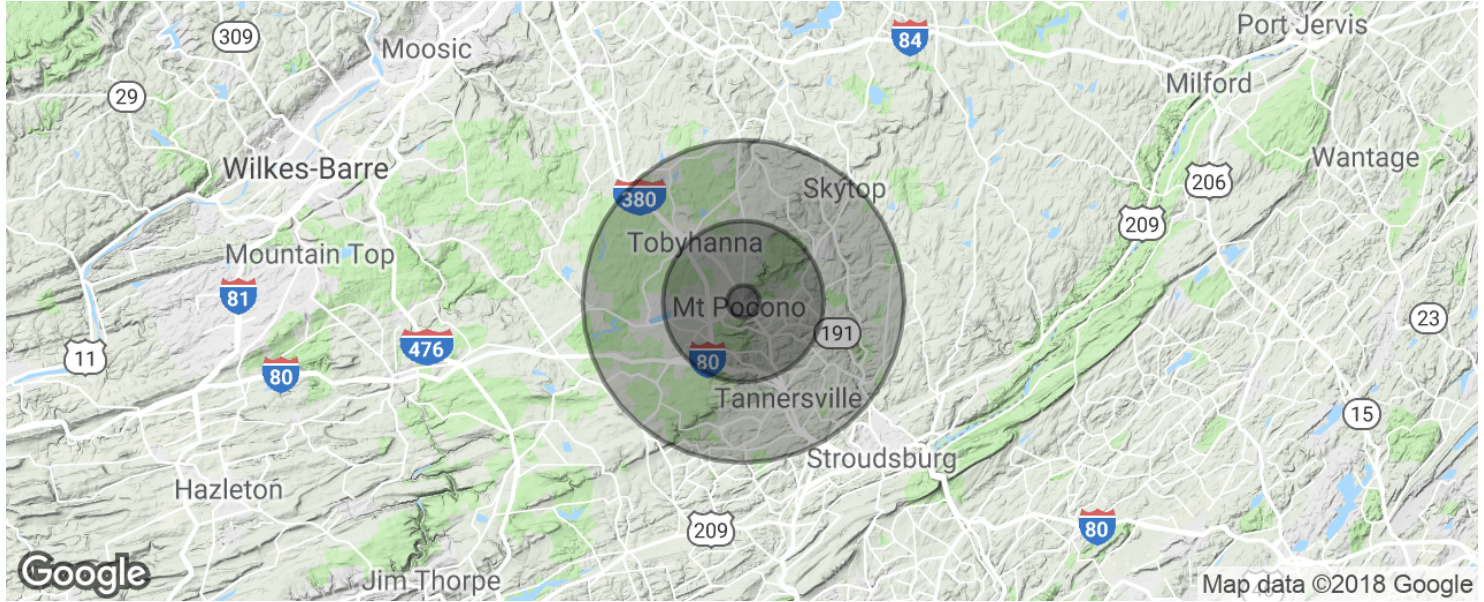


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	792	21,599	72,327
Median age	38.1	39.4	40.1
Median age (Male)	37.5	38.9	39.3
Median age (Female)	38.7	39.2	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	302	7,704	26,180
# of persons per HH	2.6	2.8	2.8
Average HH income	\$65,735	\$66,315	\$67,050
Average house value	\$212,934	\$205,888	\$217,521

* Demographic data derived from 2010 US Census

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