

3.52 ac Site- 3-Story Multi-Unit Investment

6568 Route 209, Stroudsburg, PA 18360



OFFERING SUMMARY

| | |
|----------------|-------------------|
| Sale Price: | \$549,000 |
| Lot Size: | 3.52 Acres |
| Year Built: | 2001 |
| Building Size: | 4,400 SF |
| Zoning: | Commercial |
| Market: | Monroe County |
| Submarket: | Hamilton Township |
| Price / SF: | \$124.77 |

PROPERTY OVERVIEW

Beautiful 3-story multi-unit Commercial building located on the corner of Beaver Valley Rd & Business Route 209. 4,400 SF total. The building is fully leased with expansion possible. Currently 3 units with a PGI of \$48,000. Plenty of onsite parking. All new light box signage. Building was completely renovated in 2015.

LOCATION OVERVIEW

Located on the corner of Business 209 & Beaver Valley Rd. Only a 1/4 mile to Route 33.

PROPERTY HIGHLIGHTS

- 3.52 Acre site
- 4,400 total SF
- Fully leased/PGI \$48,000
- Completely renovated 2015

Terri Mickens, CCIM

Broker/Owner
570.801.6170
570.242.3962
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TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354



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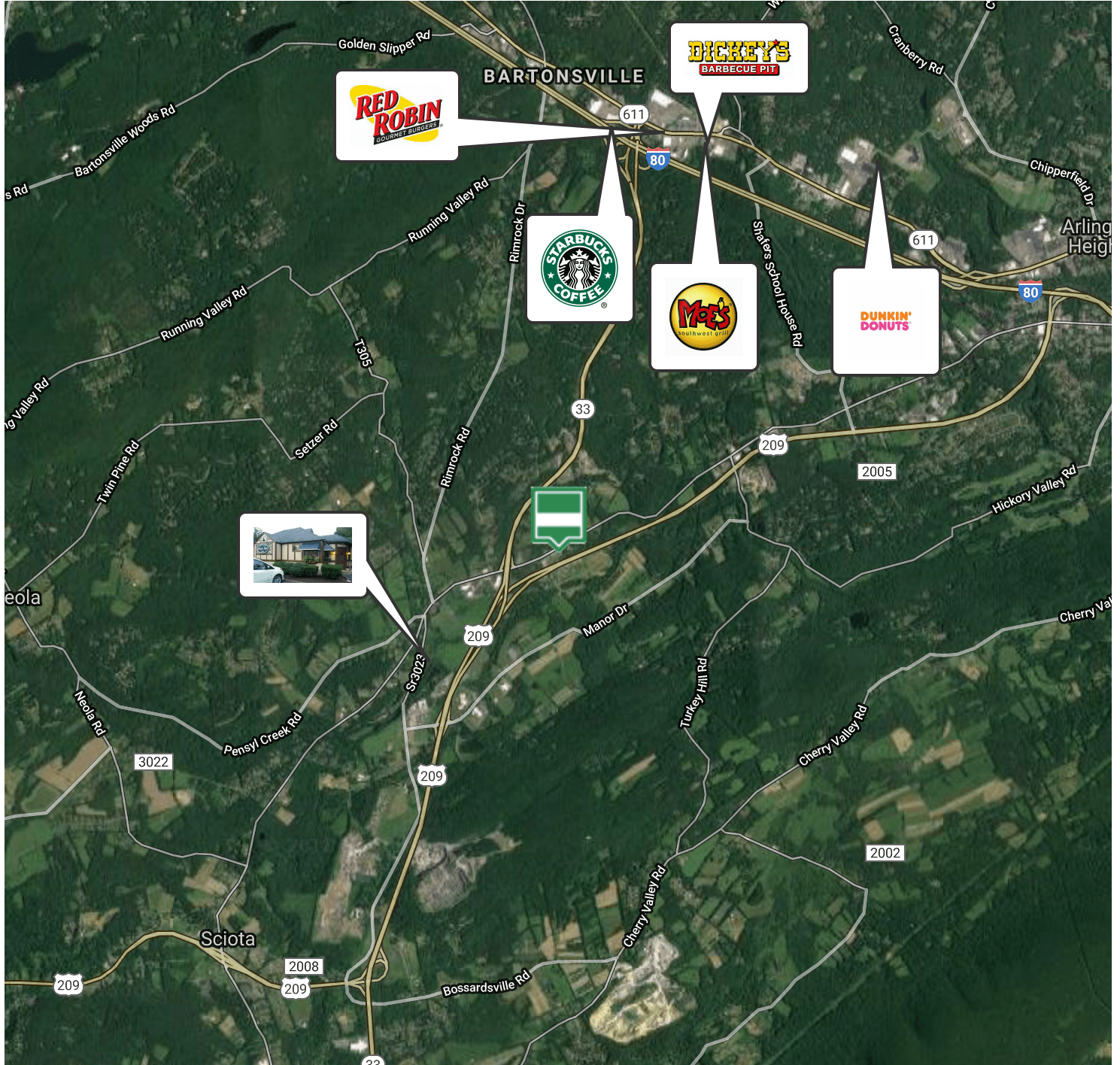
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Google

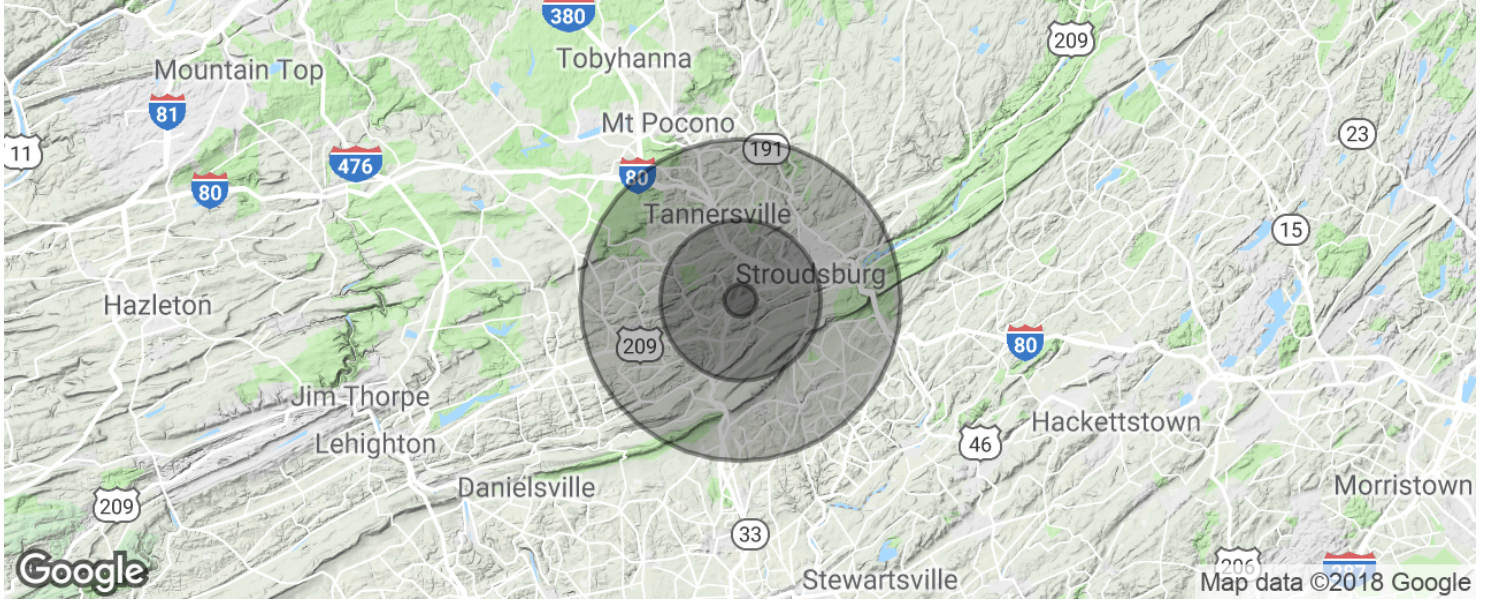
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total population | 855 | 26,211 | 134,041 |
| Median age | 42.6 | 41.8 | 39.5 |
| Median age (Male) | 43.1 | 41.5 | 38.5 |
| Median age (Female) | 43.1 | 42.4 | 40.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 308 | 9,638 | 48,976 |
| # of persons per HH | 2.8 | 2.7 | 2.7 |
| Average HH income | \$81,493 | \$78,978 | \$70,815 |
| Average house value | \$348,193 | \$265,895 | \$236,235 |

* Demographic data derived from 2010 US Census

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