

1- 3+/- AC pad sites available for ground lease

89 Oak St, Mount Pocono, PA 18344



OFFERING SUMMARY

Available SF:	0.0 Acres
Lease Rate:	\$5,000.00 SF/yr (Ground)
Lot Size:	4.26 Acres
Building Size:	0 SF
Zoning:	Commercial
Market:	Monroe County
Submarket:	Mount Pocono Borough
Traffic Count:	25,000

PROPERTY OVERVIEW

3+/- AC pad site available for ground lease along Route 940 in Mount Pocono. Pad sites can be divided from 1+/- ac to 3+/- ac. Site adjacent to KFC/Long John Silver's with access through signalized entrance to Weis Market Plaza and directly across the street from Walmart & Lowe's and newly proposed Aldi's and others. ADT-25,000. Price is approx per acre, will be determined based on site size requirement and footprint.

LOCATION OVERVIEW

Route 940 W to KFC/ Long John Silvers. Property is adjacent.

PROPERTY HIGHLIGHTS

- 1-3 AC pad sites available/ground lease
- At signalized entrance of shopping center
- ADT-25,000
- Located on Route 940 at entrance of Weis and across from Walmart

Terri Mickens, CCIM

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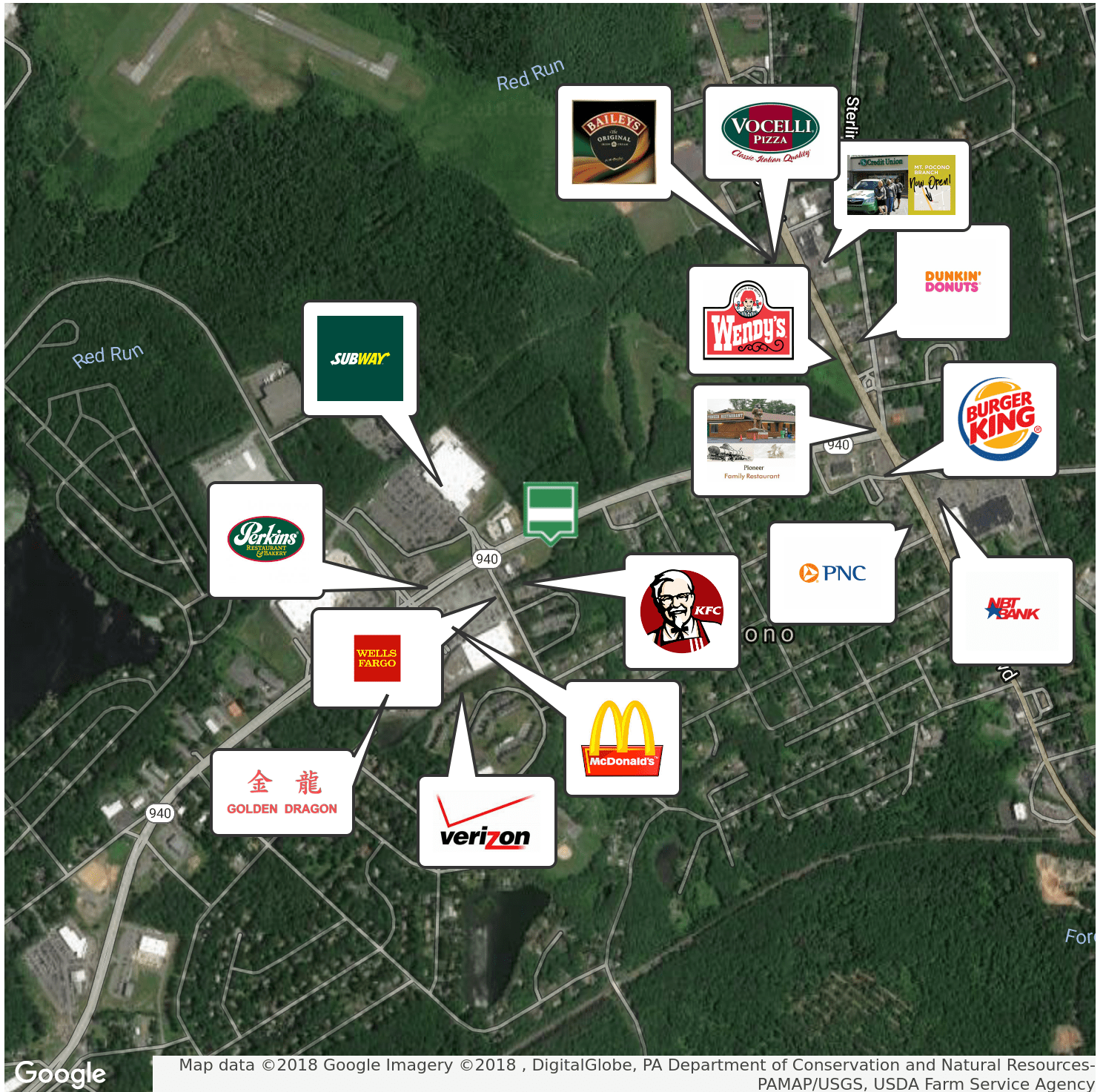
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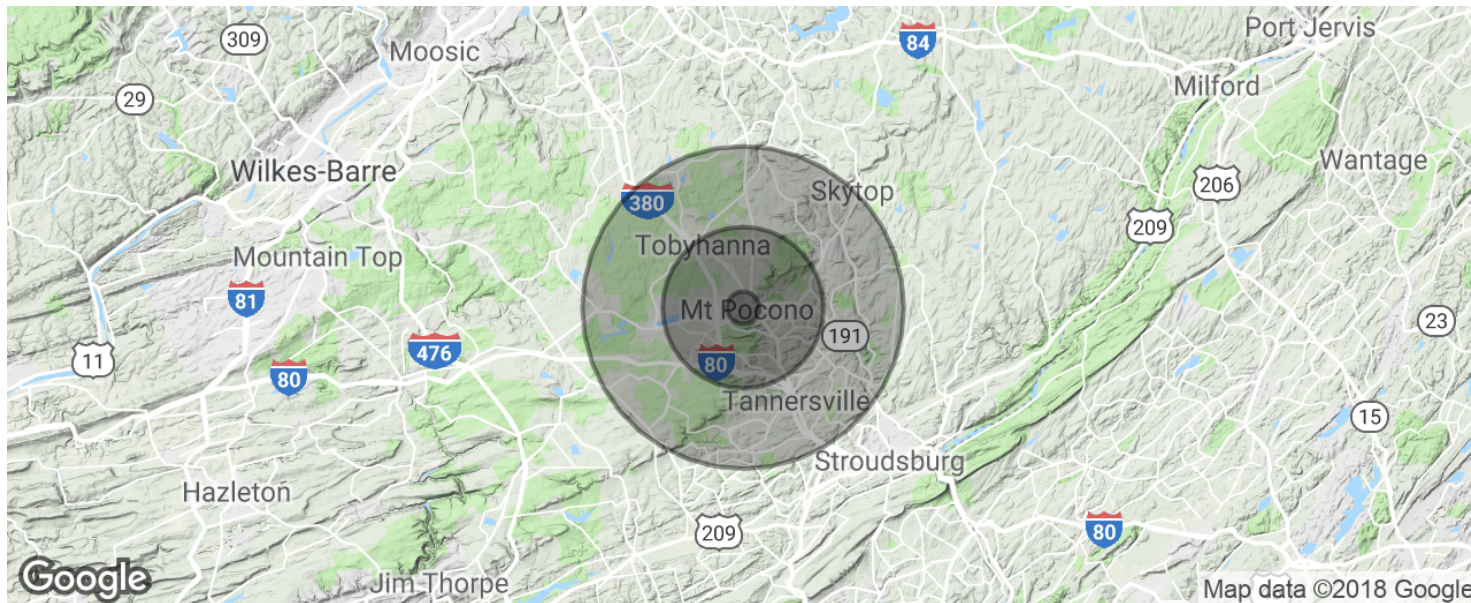
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	628	20,414	72,972
Median age	38.5	39.6	40.0
Median age (Male)	38.5	39.0	39.1
Median age (Female)	38.7	39.4	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	242	7,288	26,329
# of persons per HH	2.6	2.8	2.8
Average HH income	\$64,810	\$66,284	\$66,702
Average house value	\$192,214	\$207,046	\$215,253

* Demographic data derived from 2010 US Census

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