

8,000 SF Prime Medical Building near LVHN-Pocono

300 East Brown Street, East Stroudsburg, PA 18301



OFFERING SUMMARY

Sale Price:	\$1,450,000
Available SF:	3,500 SF
Lot Size:	0.5 Acres
Year Built:	1999
Building Size:	8,000 SF
Zoning:	Commercial
Market:	Monroe County
Submarket:	East Stroudsburg Borough
Price / SF:	\$181.25

PROPERTY OVERVIEW

8000 SF +/- Prime medical building next to LVHN-Pocono, 3500 SF +/- first floor Medical office contains waiting room, large reception and business office, 3 private corner offices, 10 exam rooms, nurses stations, 2 powder rooms, employees break area and 1-former x-ray room. Located in the heart of the Medical Corridor. Lower level with 3300 +/- SF currently leased to medical professionals. 2nd floor has 1300 SF of semi-finished office. Full conversion possible.

LOCATION OVERVIEW

Less than 1/4 mile to I-80. In a large area of medical offices

PROPERTY HIGHLIGHTS

- Prime medical building
- 8,000 SF Zoned Commercial
- Medical district
- Rental income
- Built 1999
- 0.50 acre site
- Plenty of on-site parking

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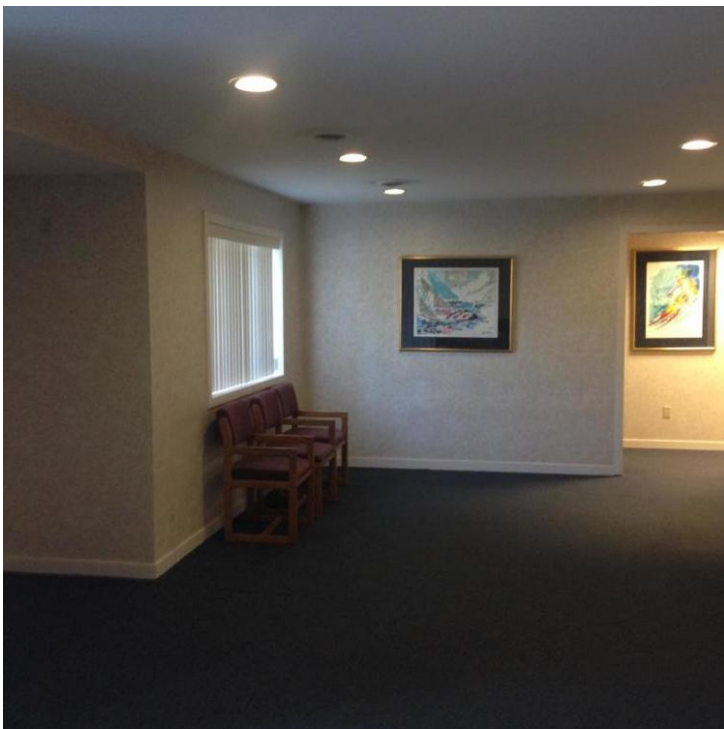


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OFFICE BUILDING FOR SALE

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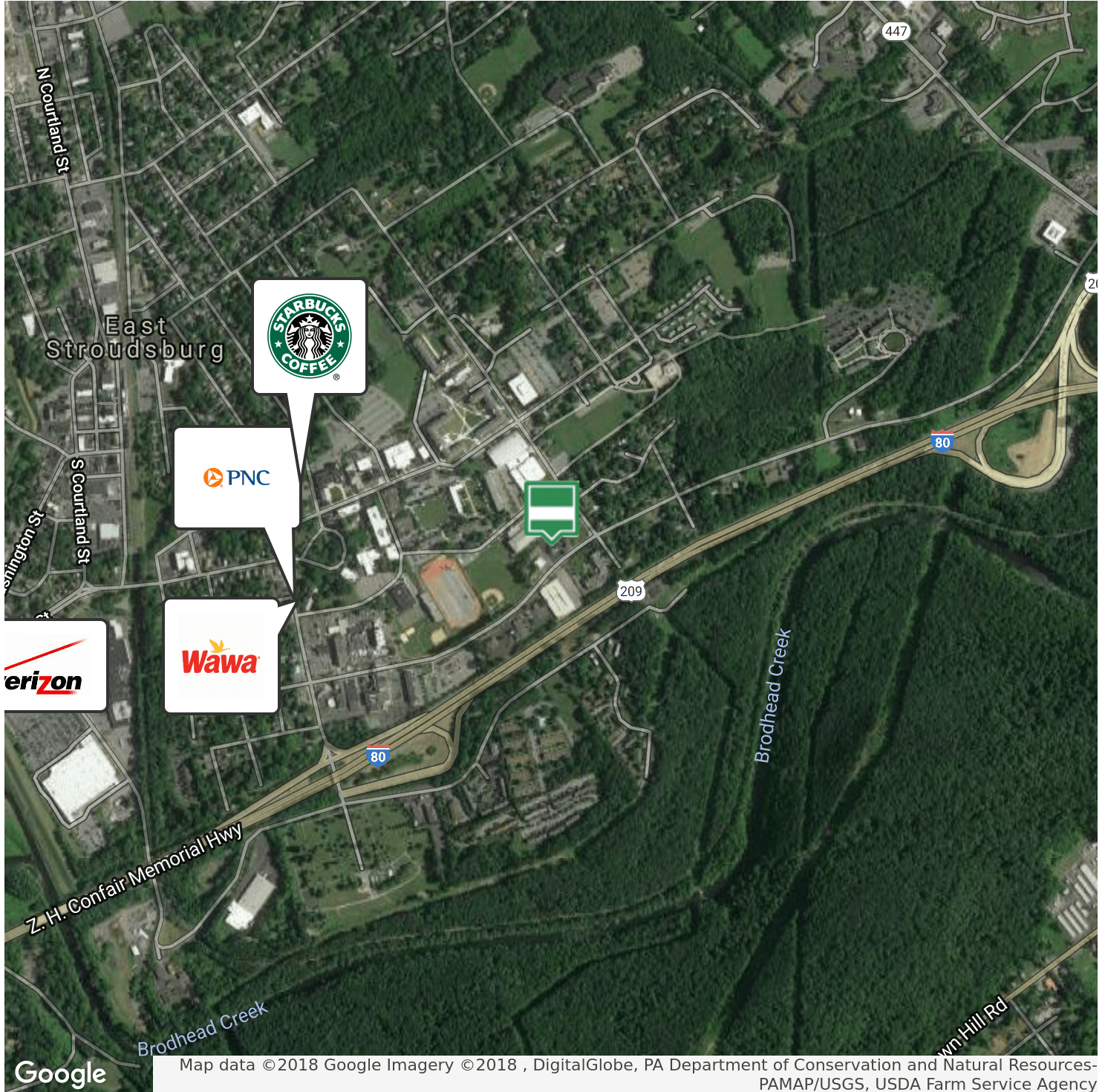
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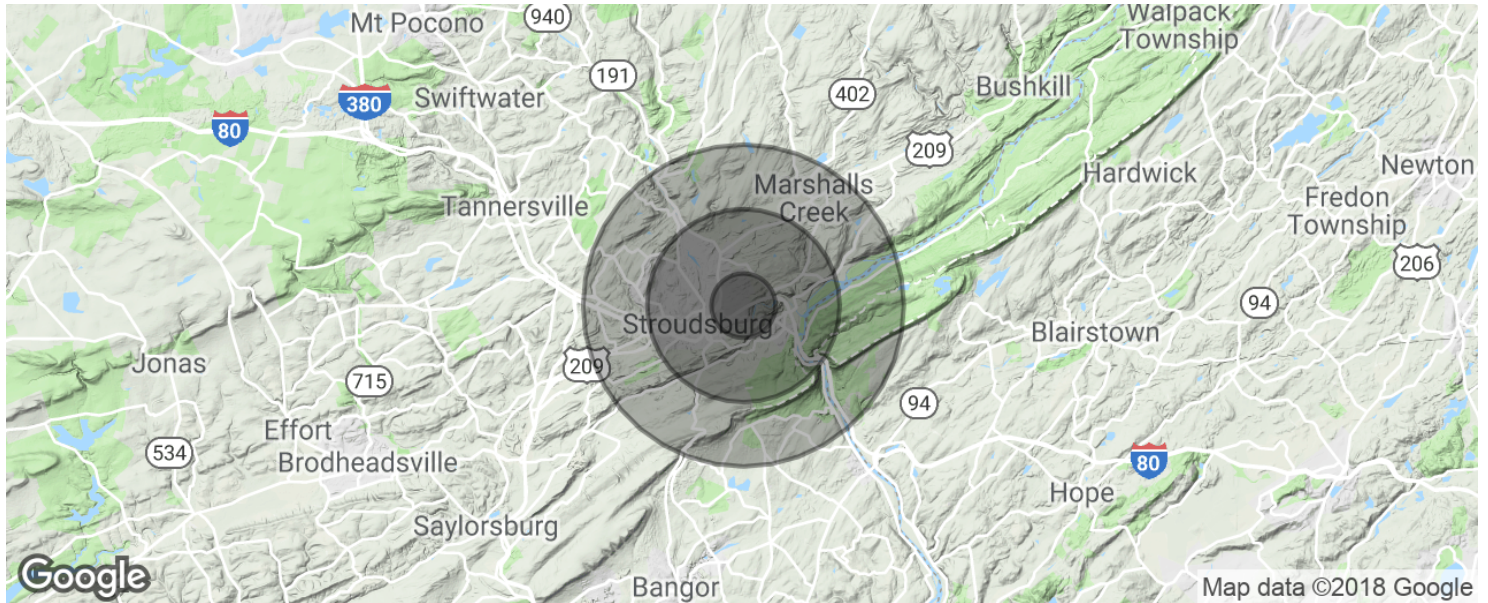


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,751	33,169	53,084
Median age	27.4	33.4	36.0
Median age (Male)	26.9	32.2	34.7
Median age (Female)	27.8	34.6	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,137	11,518	18,623
# of persons per HH	3.4	2.9	2.9
Average HH income	\$58,828	\$62,187	\$69,165
Average house value	\$228,445	\$232,207	\$243,362

* Demographic data derived from 2010 US Census

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