

# Commercial Office Building

364 N Courtland St, East Stroudsburg, PA 18301



## OFFERING SUMMARY

Sale Price: <b>REDUCED!</b>	\$199,500
Available SF:	1,450 - 2,900 SF
Lot Size:	0.18 Acres
Year Built:	1900
Building Size:	2,912 SF
Renovated:	2000
Zoning:	C2-Commercial
Market:	Monroe County
Submarket:	East Stroudsburg Borough
Price / SF:	\$68.51

## PROPERTY OVERVIEW

**REDUCED** 2,912 SF 2-story Commercial office building for purchase/ lease. ADA Compliant with off street parking in the rear of the building. Can also be leased as two separate units. 1st floor (1450SF) as a unit and 2nd floor a second unit (1450SF). Located in the heart of East Stroudsburg with good signage and traffic flow. Building is also available for sale.

## LOCATION OVERVIEW

Located in the heart of downtown East Stroudsburg. Major retail/medical area. Located about 2 miles from Route 80. Less less 5 miles from LVHN-Pocono facility.

## PROPERTY HIGHLIGHTS

- 2-story commercial office building
- 0.18 acres
- 2,912 SF
- ADA Compliant/Public utilities
- ADT-16,000-20,000
- Zoned C2 Commercial

## Terri Mickens, CCIM

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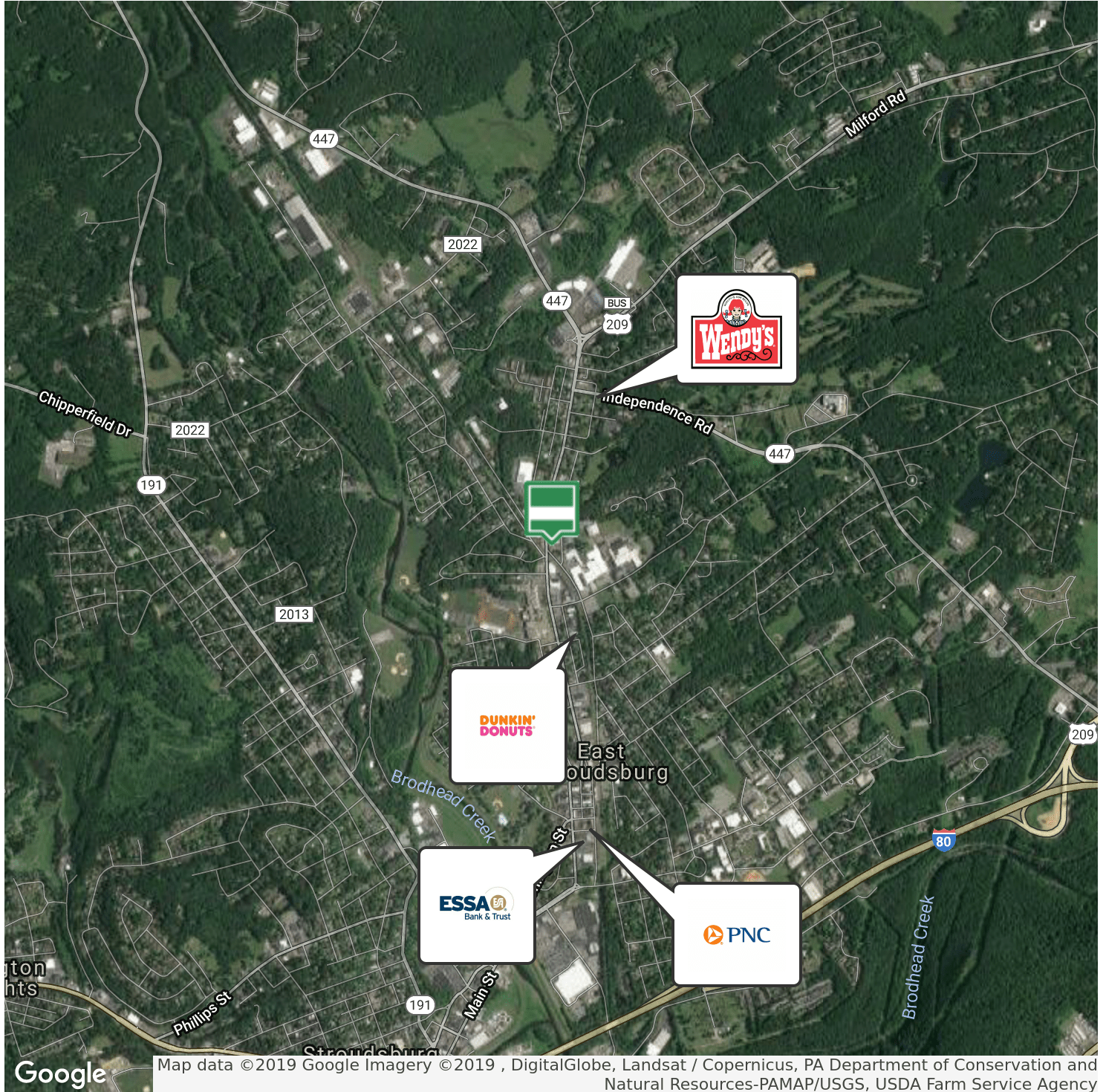
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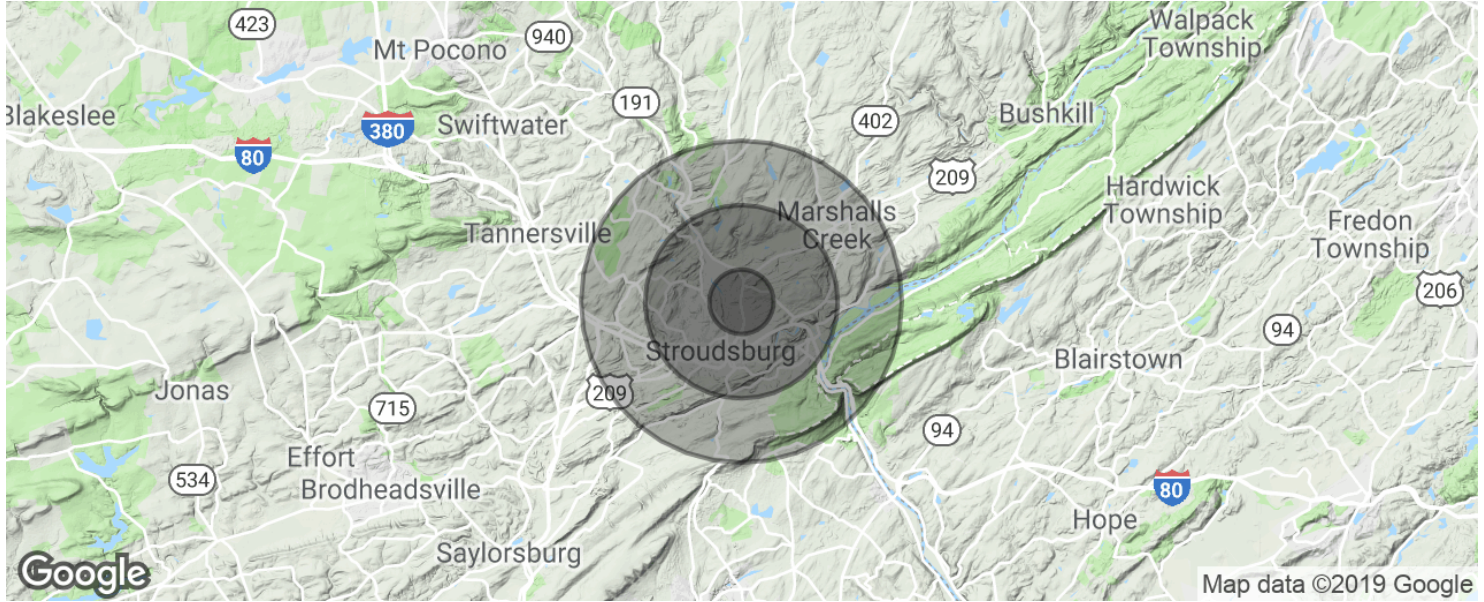


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,578	34,870	54,635
Median age	33.3	33.6	36.1
Median age (Male)	32.7	32.4	34.7
Median age (Female)	33.7	34.8	37.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,556	12,076	19,170
# of persons per HH	3.0	2.9	2.9
Average HH income	\$63,103	\$62,931	\$69,537
Average house value	\$231,463	\$233,727	\$243,156

\* Demographic data derived from 2010 US Census

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