

# 2190 Route 611

Swiftwater, PA 18370



## OFFERING SUMMARY

Sale Price:	\$899,000
Available SF:	5,000 SF
Lot Size:	1.52 Acres
Year Built:	1966
Building Size:	5,000 SF
Zoning:	Commercial
Market:	Monroe County
Submarket:	Pocono Township
Traffic Count:	24,996
Price / SF:	\$179.80

## PROPERTY OVERVIEW

Super re-development site with available public utilities and new PennDot HOP upon completion of Route 611 roadwork. Full access, corner lot, 5,000 SF commercial building on-site, parking up to 65+ vehicles. Site is located near major attractions including Mt Airy Casino, Kalahari, Great Wolf Lodge and others. The immediate market area is targeted for several additional recreational developments and retail/housing expansions. Owner willing to sell or lease the facility, and will consider an installment purchase for qualified buyers.

## PROPERTY HIGHLIGHTS

- ADT-25,000
- Zoned GC- General Commercial-many potential uses
- 5,000 SF free standing building with 3 drive-in doors
- Over 10' clear ceiling height
- Paved parking over a half an acre
- Free standing digital sign
- High visibility on one of the busiest sections of Route 611

## Terri Mickens, CCIM

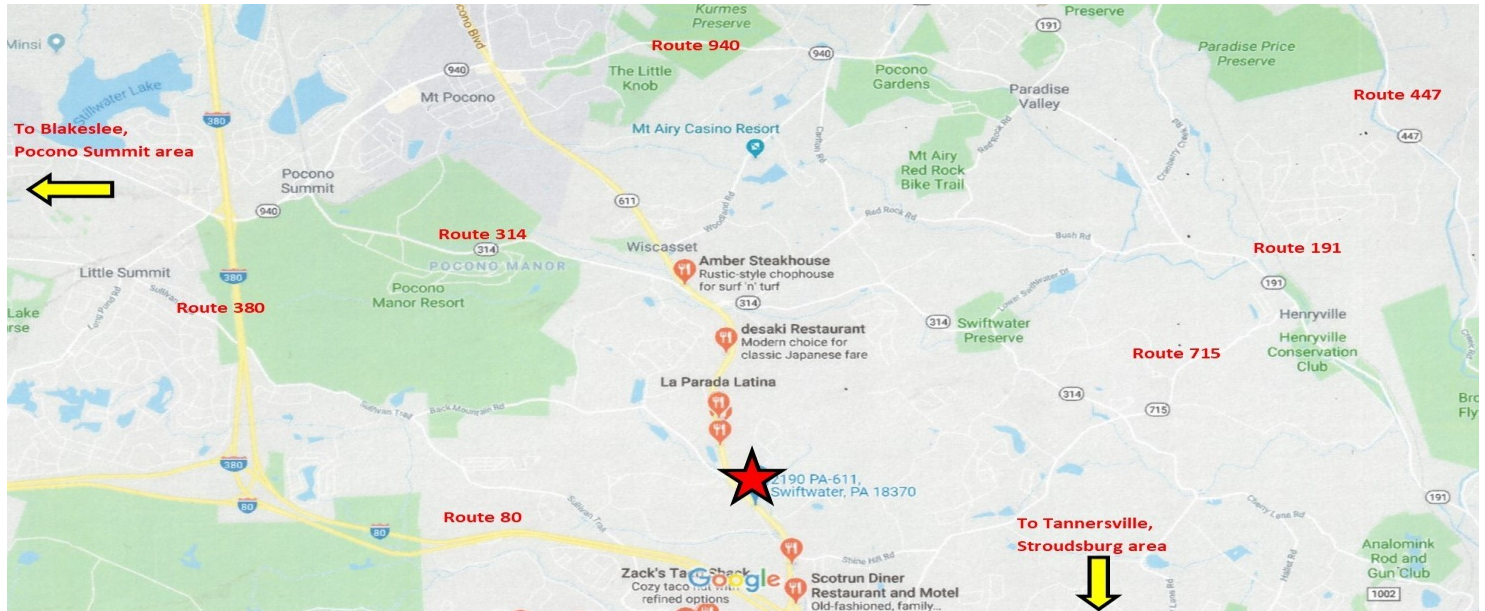
Broker/Owner  
570.801.6170  
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TACM Commercial Realty Inc  
2331 Route 209/Suite 5  
Sciota, PA 18354

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## LOCATION OVERVIEW

Located 1.7 miles north of Interstate 80 exit 298 southbound side of Route 611 in Swiftwater. Less than 5 miles from Mount Airy Casino, Great Wolf Lodge, Crossings Outlet and other resorts.. Located on the major retail strip on Route 611.

## SITE DESCRIPTION

Flat, level and mostly cleared. Improved with access from both Route 611 and Shepherd Lane, 5,000 SF single story building with on-site parking for 65+ vehicles.

## ZONING

General Commercial. Permitted uses include retail business, recreational and entertainment, vehicle service and repair, hotels, bed and breakfast, drive in businesses among others. Contact listing broker for a full list of permitted uses.

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**SALE PRICE****\$899,000****LOCATION INFORMATION**

Street Address	2190 Route 611
City, State, Zip	Swiftwater, PA 18370
County/Township	Monroe/Pocono Township
Market	Monroe County
Submarket	Pocono Township
Cross Streets	Route 611 & Shepherd Lane
Road Type	Paved
Nearest Highway	Rt 611 & I-80

**BUILDING INFORMATION**

Building Size	5,000 SF
Price / SF	\$179.80
Year Built	1966
Tenancy	Single
Number Of Floors	1
Average Floor Size	5,000 SF
Gross Leasable Area	5,000 SF
Load Factor	Yes
Condition	Good
Free Standing	Yes
Number Of Buildings	-5

**PROPERTY DETAILS**

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	Commercial
Lot Size	1.52 Acres
APN#	12636404715686
Submarket	Pocono Township
Corner Property	Yes
Traffic Count	24,996

**PARKING & TRANSPORTATION**

Parking Type	Surface
Parking Description	On-Site parking lot

**UTILITIES & AMENITIES**

Utilities Description	On-site, public available
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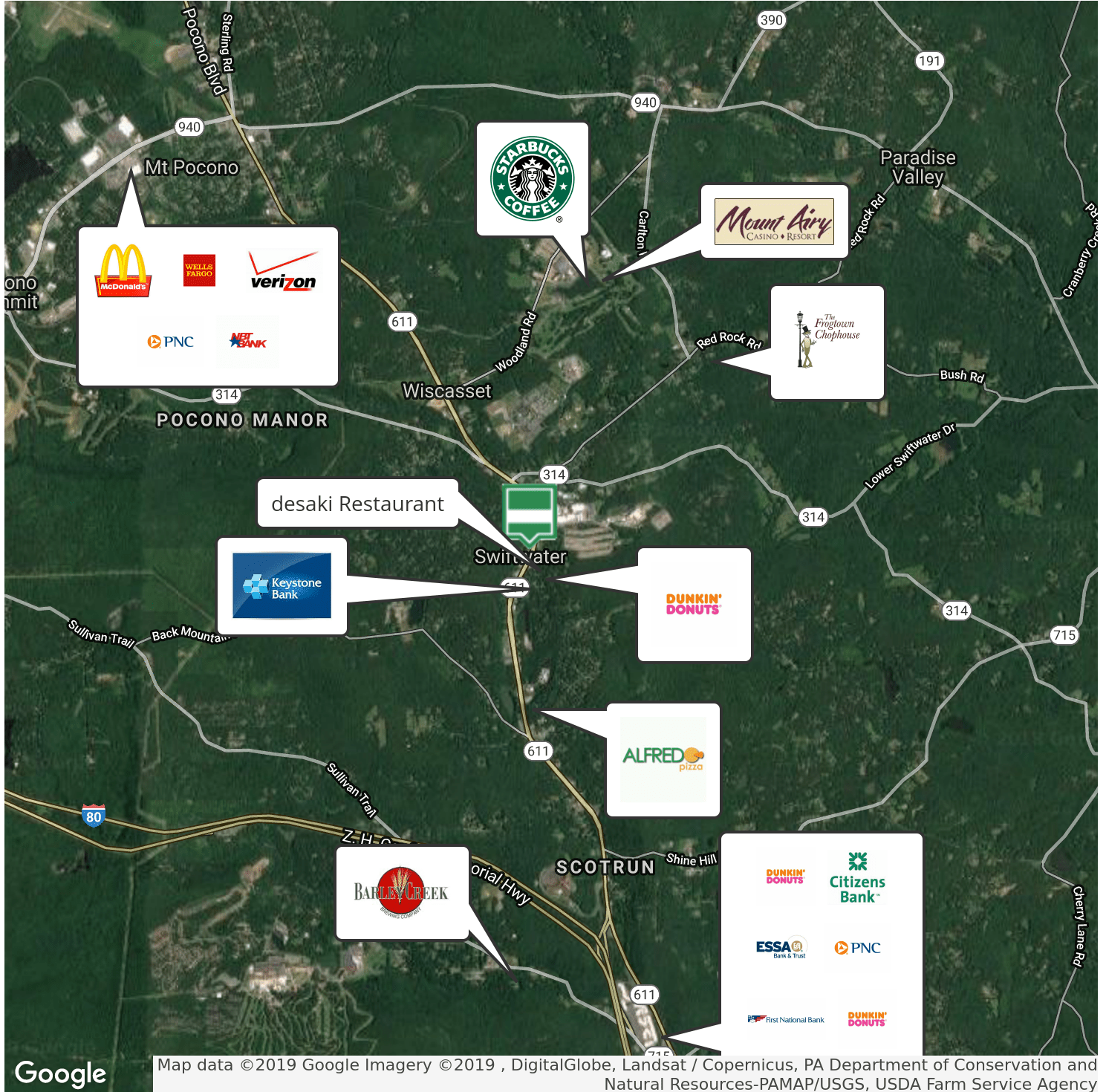
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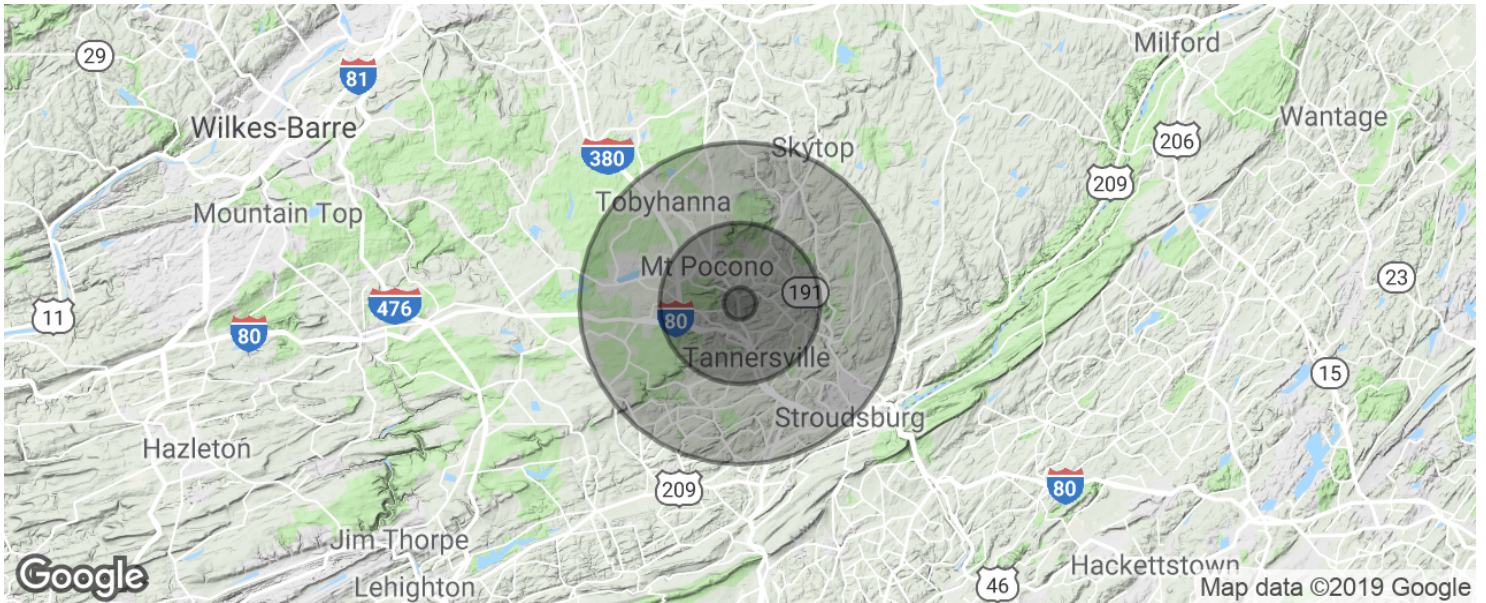


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	750	20,619	93,262
Median age	42.4	40.8	40.3
Median age (Male)	42.7	40.7	39.3
Median age (Female)	41.9	40.7	40.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	290	7,908	33,714
# of persons per HH	2.6	2.6	2.8
Average HH income	\$81,496	\$73,177	\$71,493
Average house value		\$232,514	\$234,070

\* Demographic data derived from 2010 US Census

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