

556 Main St - Investment Opportunity

556 Main St, Stroudsburg, PA 18360



OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	0.1 Acres
Year Built:	1900
Building Size:	7,172 SF
Zoning:	C-2 w/ Commercial Overlay District
Market:	Monroe County
Submarket:	Stroudsburg
Price / SF:	\$69.58

PROPERTY OVERVIEW

Historic Main Street Retail / Office Building for sale. Ideal for end user or investor. The current layout and use is 100% Office Suites, but this building is a great prospect for conversion to upper floor apartments with ground floor office and Retail. Join the Main Street Stroudsburg resurgence with a beautiful, historic, building. New Roofs and Updated HVAC systems on 4000 SF Ground Floor. The building is currently 20% leased with flexible terms. Call listing agent for details and NDA.

PROPERTY HIGHLIGHTS

- Historic Main St.
- Public Water/Sewer
- Natural Gas
- Retail Frontage
- Updated HVAC
- New Roof

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Property Name:	556 Main St - Investment Opportunity
Property Address:	556 Main St, Stroudsburg, PA 18360
Property Type:	Office
APN:	18730007589999
Lot Size:	0.1 AC
Building Size:	7,172 SF
Gross Leasable Area:	6,000 SF
Building Class:	C
Zoning:	C-2 w/ Commercial Overlay District
Taxes:	\$12,846.00
Rail Access:	N/A
Year Built:	1900
Number of Stories:	3

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LOCATION OVERVIEW

Downtown Stroudsburg. Heart of Historic Mainstreet. Stroudsburg is more than just a map dot along I-80. It's a bustling and eclectic downtown district nestled in the Pocono Mountains with shoppes and art galleries, restaurants, cafés, live music and entertainment, and world-class events. Residents, Businesses, and Visitors can soak in the historic sites, visit the weekly farmers market, or spend some time enjoying local street art. There's always something happening in

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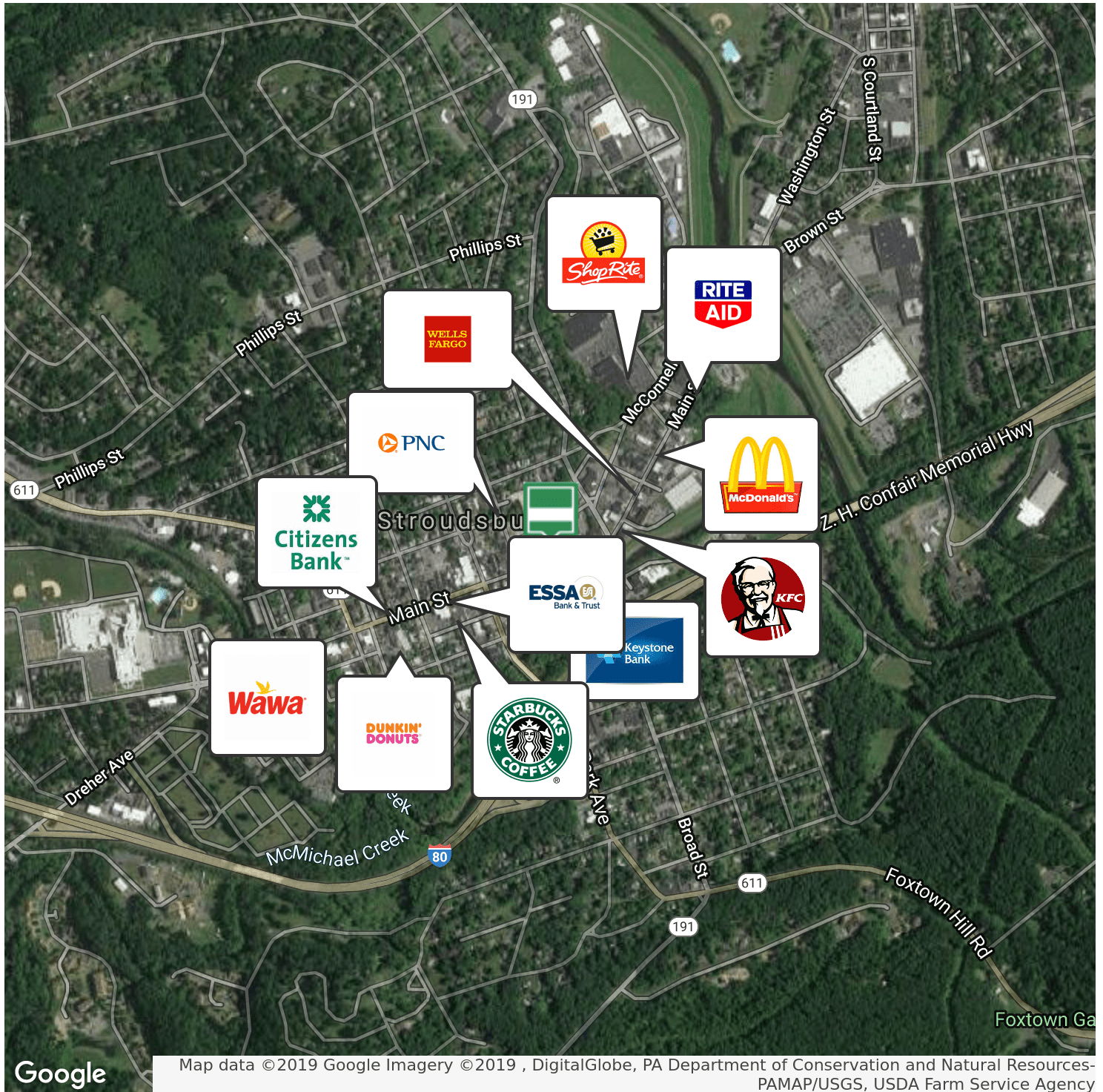
SALE HIGHLIGHTS

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Google

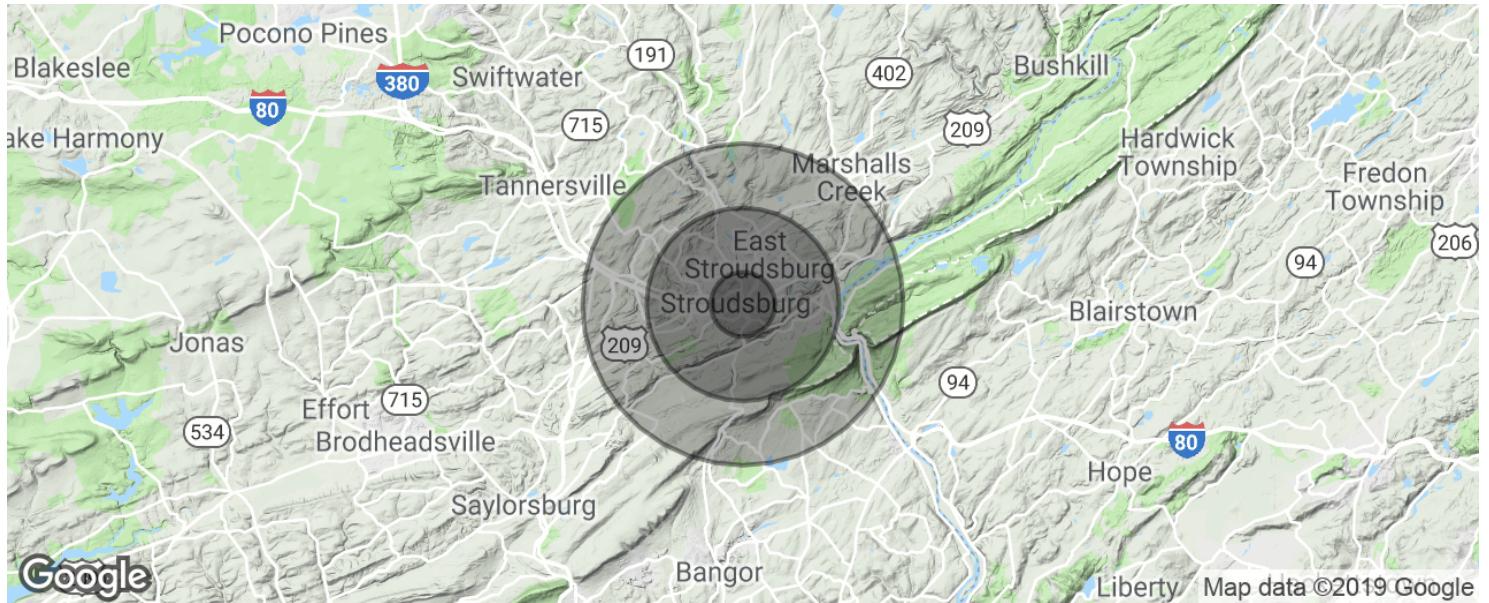
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,753	32,589	51,141
Median age	29.3	33.8	36.2
Median age (Male)	27.5	32.7	34.9
Median age (Female)	31.2	34.9	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,046	11,453	17,963
# of persons per HH	2.9	2.8	2.8
Average HH income	\$54,241	\$62,839	\$69,318
Average house value	\$218,352	\$232,259	\$244,261

* Demographic data derived from 2010 US Census

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