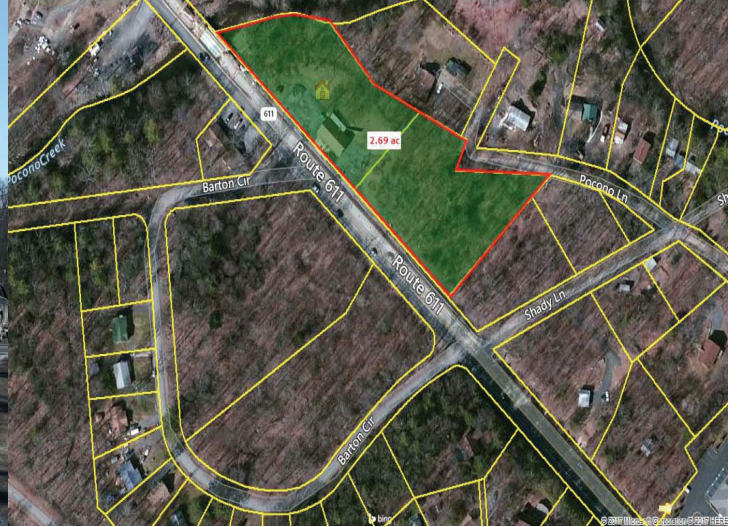


FOR SALE– RE-DEVELOPMENT OPPORTUNITY-2.80 AC RT 611 | POCONO TOWNSHIP | MONROE COUNTY

**2.804 AC SITE-ZONED C-COMMERCIAL
EXISTING 2,000 SF BUILDING W/PAVED PARKING
INCLUDES 2 LOTS**



2.804 Commercial acres with 675+ Route 611 road frontage. Existing 2,000 SF building with paved parking. Central sewer and water available.

PROPERTY HIGHLIGHTS

- **2.804 ACRES-COMMERCIAL**
- **ADT 60,000 CARS**
- **2,000 SF WITH ADDITIONAL LOT INCLUDED**
- **CENTRAL SEWER AND WATER AVAILABLE**
- **675' + ROUTE 611 ROAD FRONTAGE**

DEMOGRAPHICS*

CATEGORY	3 MILES	5 MILES
2016 Population Estimate	13,534	36,870
2016 Median HH Income	\$65,810	\$64,846
2016 Per Capita Income	\$29,538	\$29,485

* ERSI 2013

**PM-42943
Price: \$649,000**



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Owner/Broker
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