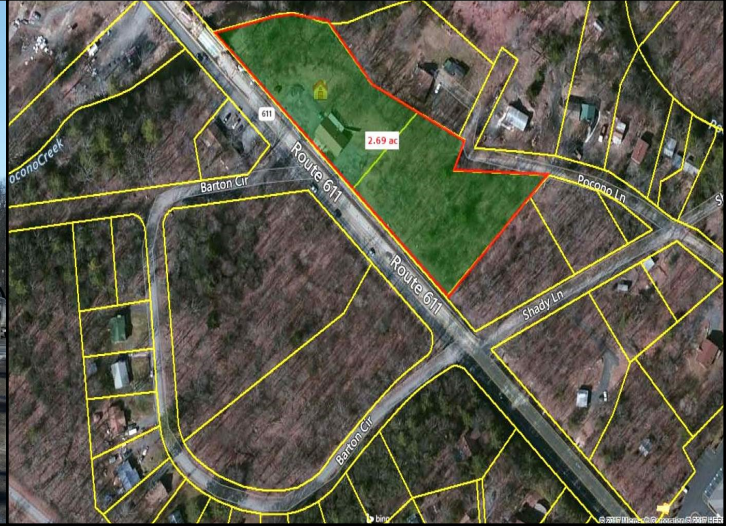


FOR SALE– RE-DEVELOPMENT OPPORTUNITY-2.80 AC RT 611 | POCONO TOWNSHIP | MONROE COUNTY

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



Property Specifications

- ADT- 60,000
- 2.804 Acres
- Zoned Commercial
- 2,000 SF with additional lot included
- Central sewer/water available

DEMOGRAPHICS 2016 (*)

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

* Data Source ERSI

Property Highlights

- Existing 2,000 SF Commercial building with paved parking. 675' road frontage on Route 611. Includes 2 lots. Re-development opportunity on 2.80 acres. Close to I-80 on Route 611 in Pocono Township.
- Available for lease for \$3,500 with the option to purchase. 3+ offices, reception area, kitchen and bathroom.

**PM-42943
Price: \$575,000**

**Lease Price: \$3,000/MO
w/option to purchase**



For more information view our website



Contact:

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Owner/Broker
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