

# Mount Pocono Plaza

3286 PA-940 Mt. Pocono, PA | 18344

*For Lease*



*Property Overview*

*Available*  
**±3,852 - 8,784 SF**

Mount Pocono Plaza is a 198,562 square foot grocery-anchored center in Mt. Pocono, PA. The center is anchored by Weis and has strong national co-tenants such as Planet Fitness, Popeye's, Dollar Tree and McDonald's just to name a few. The spaces are fitted for a variety of uses, including but not limited to medical, retail, and service-oriented users with plenty of parking. Mt. Pocono Plaza sits on Pocono Summit Road with close access to US 611, pulling traffic from multiple market points.



*Join Retailers*



**BW COMMERCIAL** Blake Shaffer | Abe Khan | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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## Location

Mount Pocono Plaza is strategically placed at a signalized intersection along Pocono Summit Road (20,500 VPD) with convenient access and great visibility. The center is surrounded by traffic generators such as Lowes, WalMart, AutoZone, and Perkin's restaurant, to name a few. The center is minutes away from Route 611 (12,400 VPD), leading traffic north towards Scranton or south towards Stroudsburg. The trade area extends over 7 miles, and the nearby major roadways allows the site to pull from multiple market points.



## Trade Area

Adding to the stability of the center, the site shows a 20-minute drive time demographic of over 43,999 people with household incomes more than \$74,526 and daytime employment demographics equally as strong with 20,691. The demographics within a 10-mile radius include 70,183 people in 27,279 homes, a labor force of 57,826 with an average household income of \$74,485. The area has seen an increase in growth since 2000 by 26.5% with over 7,229 new homes.



DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
TOTAL POPULATION	2,612	26,355	71,478
TOTAL EMPLOYEES	1,394	6,278	11,138
AVERAGE HHI	\$52,044	\$66,118	\$69,108
TOTAL HOUSEHOLDS	1,039	9,707	26,366
TRAFFIC COUNTS: Rt 940 - ±20,000 VPD			



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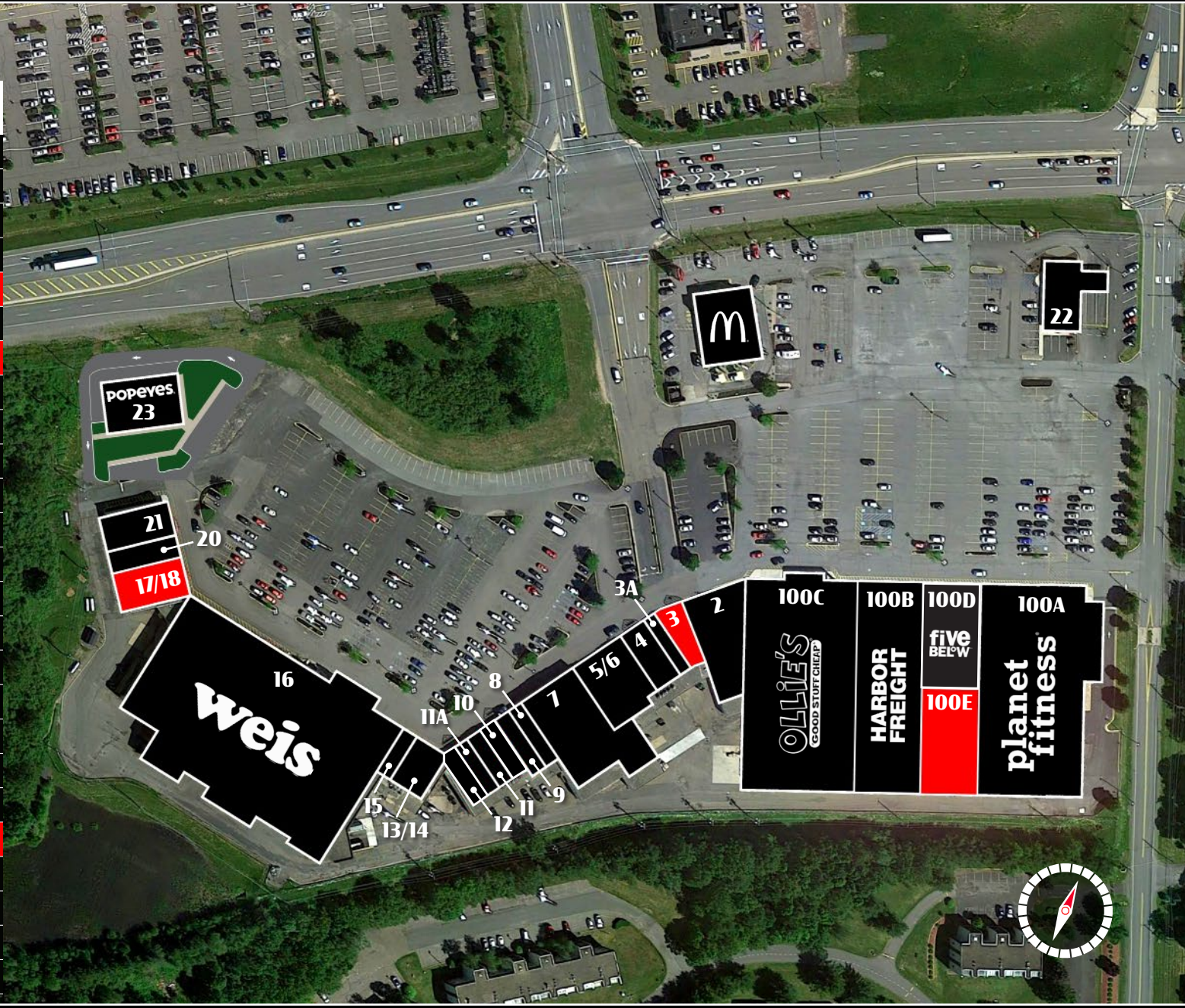
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## SITE PLAN

SUITE	TENANT	AREA (SQ FT)
100A	Planet Fitness	17,450
100B	Five Below	9,474
100C	Ollie's Bargain Market	27,300
100D	Harbor Freight Tools	18,497
<b>100E</b>	<b>AVAILABLE</b>	<b>8,784</b>
2	Rainbow Apparel	8,168
<b>3</b>	<b>AVAILABLE</b>	<b>3,852</b>
3a	Cricket Wireless	1,200
4	Beauty Supply	2,400
5/6	Rent-A-Center	5,200
7	Dollar Tree	11,840
8	M&S Tobacco And Cigar Outlet	1,600
9	Subway	1,600
10	Thai Chang	1,480
11	Sabor Caribeno Restaurant	1,400
11a	Gamestop	1,400
12	Puppy Burrow	1,450
13/14	Northeast Title & Tag	3,150
15	Brother Bruno's	1,400
16	Weis Markets	54,338
<b>17/18</b>	<b>AVAILABLE</b>	<b>5,685</b>
20	Fantasy Nails	1,400
21	Golden Dragon	1,400
22	Wells Fargo	3,200
23	Popeye's	2,145





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## MARKET AERIAL





# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## LEASING AGENTS:

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