

# 1055 PA-611 | Stroudsburg, PA 18360

— ± 5,655 SF FREESTANDING BUILDING —

Available For Lease



The site is located along N. 9th Street (25,000 VPD), a major retail thoroughfare for the city of Stroudsburg. The site is located across from Stroud Mall, a 1,557,706 SF Mall that includes Sears and JC Penny. The subject property is adjacent to a Walgreens and CVS. Other nearby national/credit tenants include Walmart, Target, Home Depot, Michaels, Petsmart, Best Buy, Dollar Tree, Aldi, Burger King, and more, further increasing consumer traffic to the surrounding area. The property site features a large pylon sign, providing excellent visibility and has easy accessibility with 2 points of ingress/egress.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,111	29,686	49,668
TOTAL EMPLOYEES	4,680	22,550	28,708
AVERAGE HHI	\$67,130	\$74,930	\$78,978
TOTAL HOUSEHOLDS	2,009	10,764	17,391

**TRAFFIC COUNTS: N. 9TH STREET: ± 25,000 VPD**



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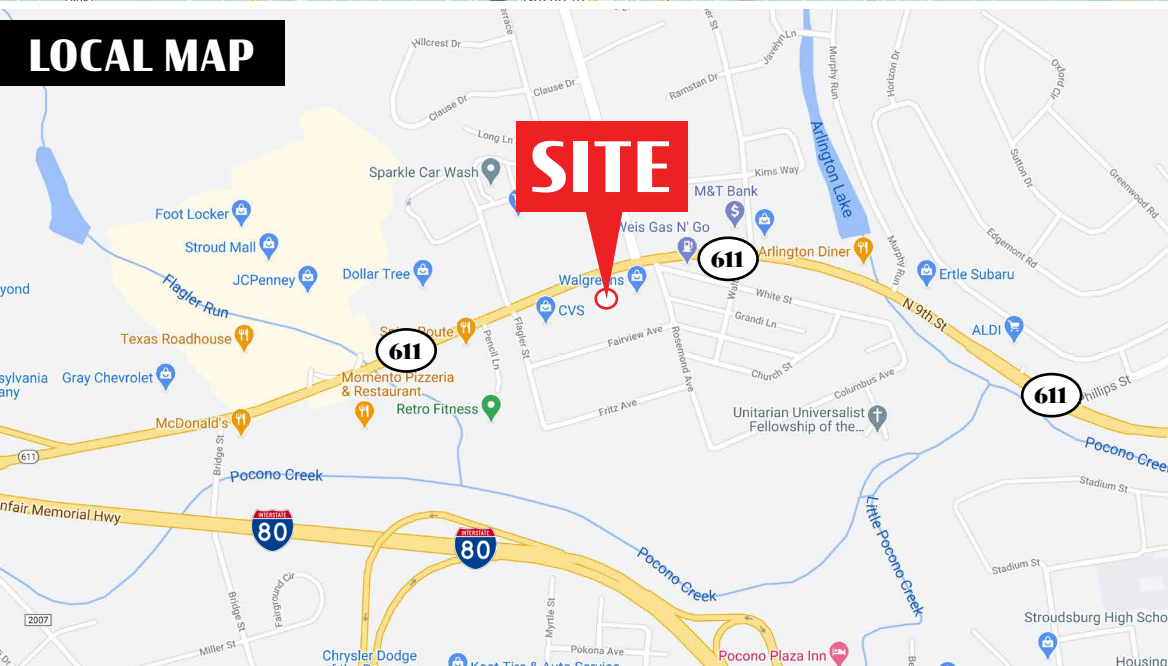
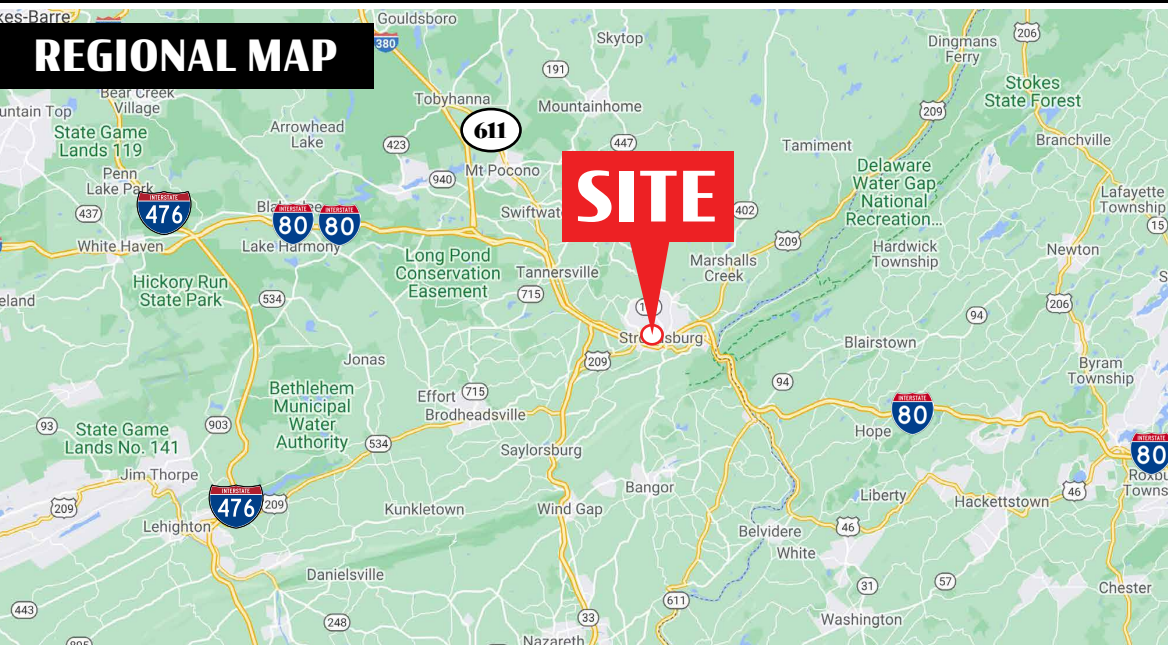
Bennett WILLIAMS  
RETAIL

ACTIVE MEMBER OF:  
RETAIL BROKERS NETWORK

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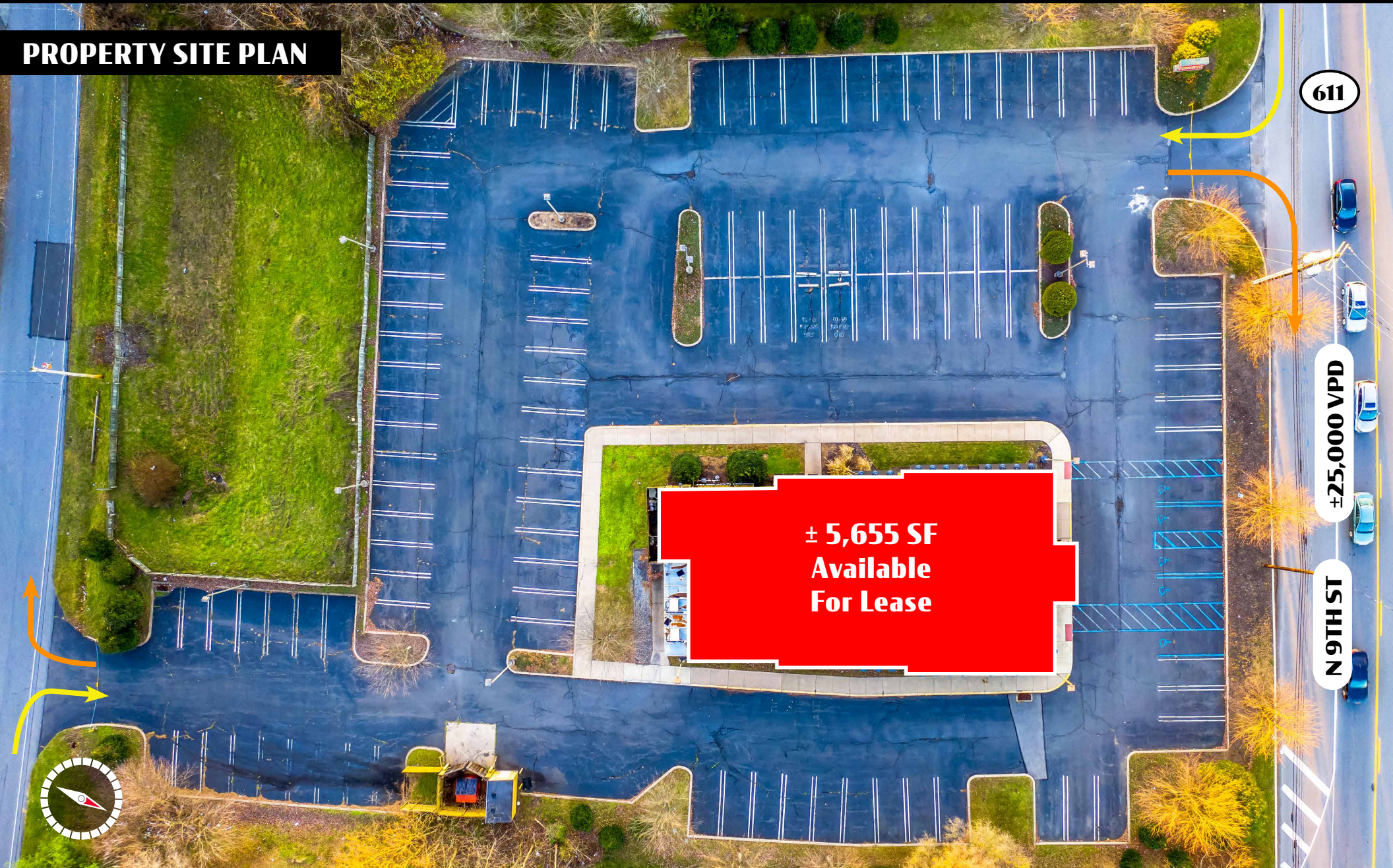
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PROPERTY SITE PLAN



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