

# Pocono Village Mall

3430 PA-940 Mt. Pocono, PA | 18344

*Fully Leased*



## Property Overview

**Pocono Village Mall** is grocery anchored retail center located in Mount Pocono, PA located at the busy intersection of Rt. 611 and Rt. 940. In addition to ShopRite which serves as the area's dominant grocer, co-tenants include Fine Wine & Good Spirits and NAPA Auto Parts. The center has multiple access points, strong visibility, and paved parking. This would be a great opportunity for any kind of retail, service, or office user to enter the busy Mount Pocono market.

## Surrounding Retailers



**Cale Bruso | Adam Hagerman | Brad Rohrbaugh**  
**Chad Stine | Dave Nicholson**  
717.843.5555  
[www.bennettwilliams.com](http://www.bennettwilliams.com)

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

**Bennett Williams**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL BROKERS**  
NETWORK



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## Location

Pocono Village Mall is strategically positioned with significant frontage along the market's primary retail corridors of Rt. 611 (17,463 VPD) and Rt. 940 (6,310 VPD). The center benefits from their centralized location, with nearby landmarks such as the Mt. Airy Casino, Kalahari Water Park, Camelback Ski/ Waterpark Resort, Pocono Raceway, Tobyhanna Army Depot, and the new \$250M Pocono Springs project bringing traffic to this area. The high concentration of traffic driven by the grocery anchor and surrounding developments allow this site to pull from a large radius.



## Trade Area

Adding to the stability of the project, Pocono Village Mall shows a 20-minute drive time demographic of over 46,773 people with household incomes of more than \$74,191 and daytime employment demographics equally as strong with 23,458. The demographics within a 10-mile radius include 71,131 people in 27,428 homes, a labor force of 58,581 with an average household income of \$77,476. The areas growth since 2000 has increased over 27.3% with over 7,513 new homes.

### DEMOGRAPHICS

### 1 MILE

### 5 MILE

### 10 MILE

#### TOTAL POPULATION

2,805

26,070

71,216

#### TOTAL EMPLOYEES

1,731

6,324

11,526

#### AVERAGE HHI

\$52,318

\$65,694

\$69,150

#### TOTAL HOUSEHOLDS

1,106

9,589

26,157

**TRAFFIC COUNTS: Rt 611 - ±17,463 VPD | Rt 940 - ±6,310 VPD**



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## SITE PLAN



SUITE	TENANT	AREA (SQ FT)
1	NAPA AUTO PARTS	11,880
2	BULLDOG LIQUIDATORS	17,640
3	FINE WINE & GOOD SPIRITS	10,010
4	SHOP RITE	72,000
TOTAL		111,530

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## MARKET AERIAL



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