

# Pocono Village Mall

3430 PA-940 Mt. Pocono, PA | 18344

±17,640 Available  
For Lease



**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  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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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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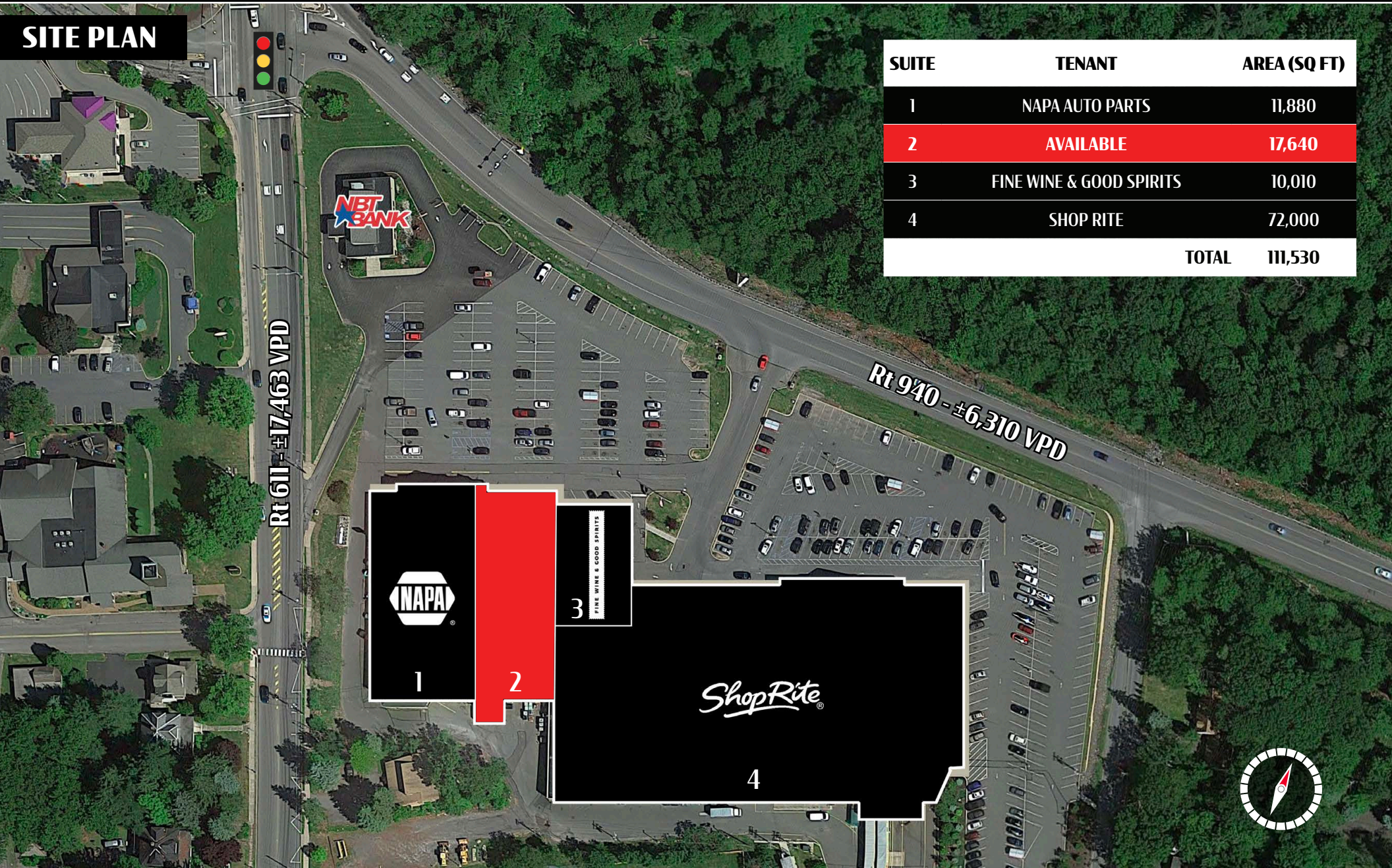
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## SITE PLAN



SUITE	TENANT	AREA (SQ FT)
1	NAPA AUTO PARTS	11,880
2	AVAILABLE	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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# 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.

## LISTING AGENTS:

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