

Pocono Village Mall

3430 PA-940 Mt. Pocono, PA | 18344

±6,421 Available
For Lease



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
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Location

Pocono Village Mall is strategically positioned with significant frontage along the market's primary retail corridors of Rt. 611 (18,000 VPD) and Rt. 940 (7,000 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 48,000 people with average household incomes of more than \$82,000 and daytime employment demographics equally as strong with approximately 24,500 employees. The demographics within a 10-mile radius include approximately 73,000 people in more than 28,500 homes, a labor force of nearly 60,000 with an average household income of approximately \$84,000. The area's growth since 2000 has increased nearly 30% with more than 8,000 new homes added, reflecting continued regional expansion throughout Monroe County and the broader Pocono Mountains region.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	12,333	26,563	45,658
TOTAL EMPLOYEES	6,956	8,280	10,797
AVERAGE HHI	\$97,091	\$97,326	\$100,302
TOTAL HOUSEHOLDS	4,793	10,290	17,556

TRAFFIC COUNTS: Rt 611 - ±18,000 VPD | Rt 940 - ±7,000 VPD



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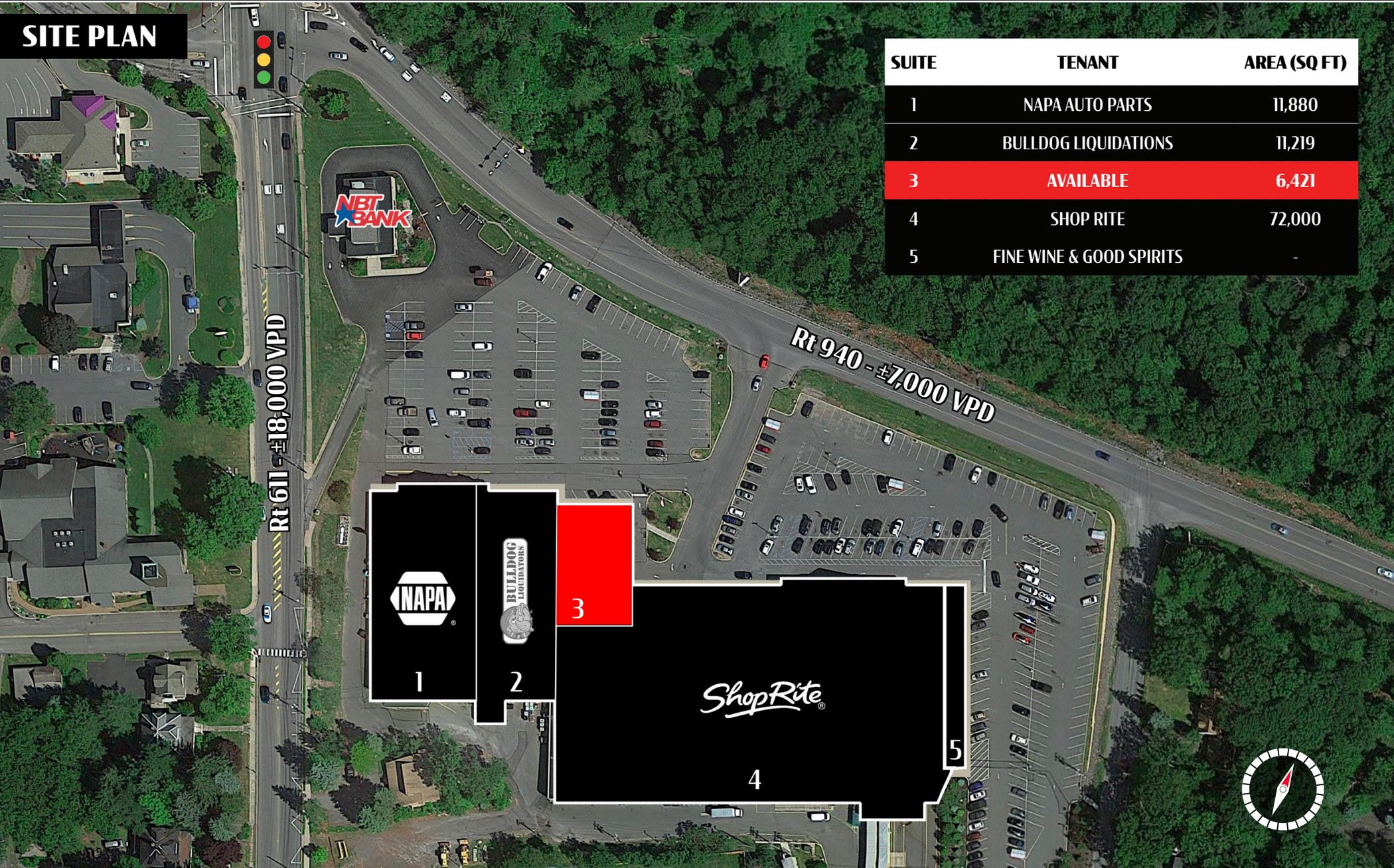
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SITE PLAN



SUITE	TENANT	AREA (SQ FT)
1	NAPA AUTO PARTS	11,880
2	BULLDOG LIQUIDATIONS	11,219
3	AVAILABLE	6,421
4	SHOP RITE	72,000
5	FINE WINE & GOOD SPIRITS	-



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Bennett Williams

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WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

