

250-270 S. COURTLAND STREET

East Stroudsburg, PA 18301

For Lease



Property Overview

Available
±12,825 SF

Surrounding Retailers



250-270 S Courtland Street is a high traffic location with up to 12,825 SF available for lease. Part of a 23,376 SF building, sublease from current CVS. Site also sits along Courtland Street which has over ±15,000 VPD.

GARY RUSSELL | ANTHONY CURCIO
717.843.5555
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

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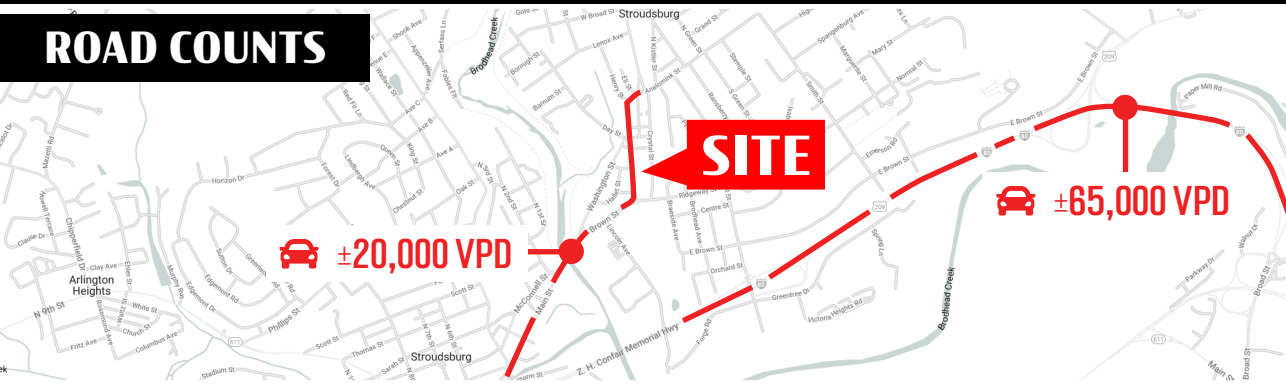
ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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ROAD COUNTS



DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	30,026	44,677	63,543
TOTAL EMPLOYEES	16,435	18,900	22,158
AVERAGE HHI	\$73,467	\$79,997	\$83,494
TOTAL HOUSEHOLDS	11,457	16,515	23,370

TRAFFIC COUNTS:

Courtland St - ±15,000 VPD | **I 80** - ±65,000 VPD

Trade Area

East Stroudsburg is home to East Stroudsburg University with approximately 5,000 students. Easy access to the Lehigh Valley via PA Route 33 and New Jersey via Interstate 80.

Location

Join CVS next to the East Stroudsburg Post Office. Ideal for retail, medical or office with very close proximity to East Stroudsburg University and the Walmart/Giant Foods retail complex.

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Site
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CVS
pharmacy

S Courtland St - ±15,000 VPD

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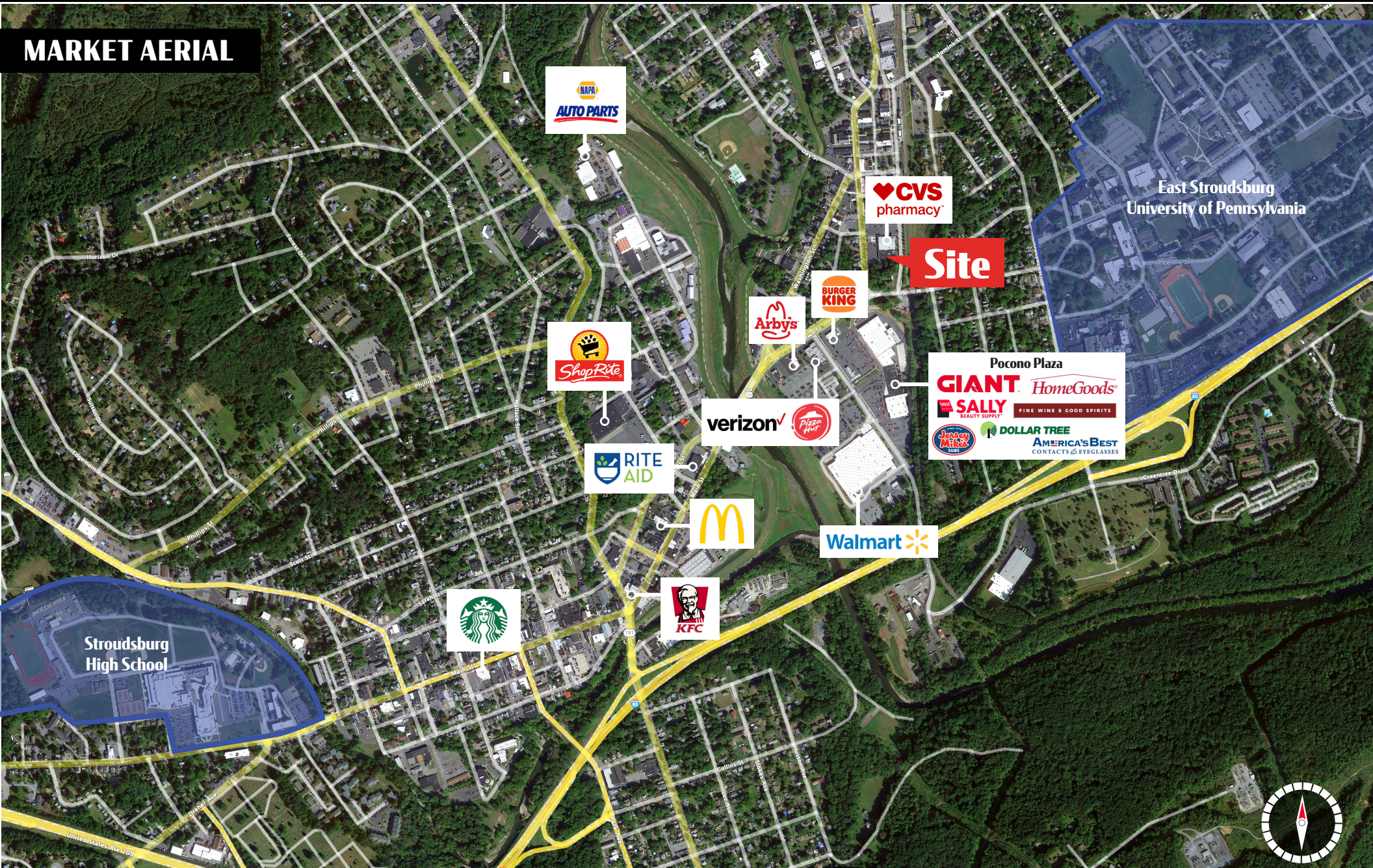
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MARKET AERIAL



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