

Former Friendly's

115 Brown Street | East Stroudsburg, PA 18301

± 1,962 SF Retail Space Available

BROWN STREET



Available For Lease

Property Overview

Join Starbucks in a 6,300 SF retail project to be built in front of Walmart, East Stroudsburg, PA. Mid 2023 delivery. 1,962 SF available. Great location with access to a traffic signal.

Location

The site is located on a pad of the Walmart less than $\frac{3}{4}$ miles east of downtown Stroudsburg. It has great visibility from the road with easy access to a lighted intersection. Other major retailers in the immediate area are Walmart, Giant, Arby's, Burger King, Jersey Mike's, HomeGoods, Sally Beauty, Dollar Tree, and CVS. The location is less than a mile away from East Stroudsburg University that enrolls approximately 5,136 students. High traffic area with 21,000 cars per day in front of the site.

Trade Area

Stroudsburg is geographically located within a two hours drive of New York City which has contributed to the fast growth the area has experienced over the past 15 years. It is also located in the heart of the Pocono Mountains that attracts over 29 million tourists per year to the area. Major tourist attractions in the area include the Kalahari Resorts Pocono's, Cameback Mountain Resort, Great Wolf Lodge, and Mount Airy Casino all of which are less than 25 minutes away. There are approximately 64,220 people that live within 7 miles with an average household income of \$83,614.

Join:



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	29,618	45,000	64,220
TOTAL EMPLOYEES	16,291	18,945	22,076
AVERAGE HHI	\$72,303	\$80,222	\$83,614
TOTAL HOUSEHOLDS	11,337	16,668	23,652

TRAFFIC COUNTS: Brown Street - ±21,000 VPD

BLAKE GROSS | DAVE NICHOLSON
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, Lancaster, PA 17603
New Jersey Office: 236 E. Route 38, Suite 130, Moorestown, NJ 08057

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RETAIL BROKERS
NETWORK

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Walmart
Annual Visits: 2.2M
39/136 State Ranking

HomeGoods
Annual Visits: 265K

DOLLAR TREE
Annual Visits: 286.5K

Jersey Mike's
SUBS
Annual Visits: 47.9K

SALLY
BEAUTY SUPPLY

FINE WINE & GOOD SPIRITS

GIANT
Annual Visits: 990.8K
59/148 State Ranking

Pizza Hut **verizon**

BURGER KING
Annual Visits: 182.4K

Arby's
Annual Visits: 78.2K

SITE
±1,962 SF

Coming Soon
Starbucks

Brown Street

±21,000 VPD

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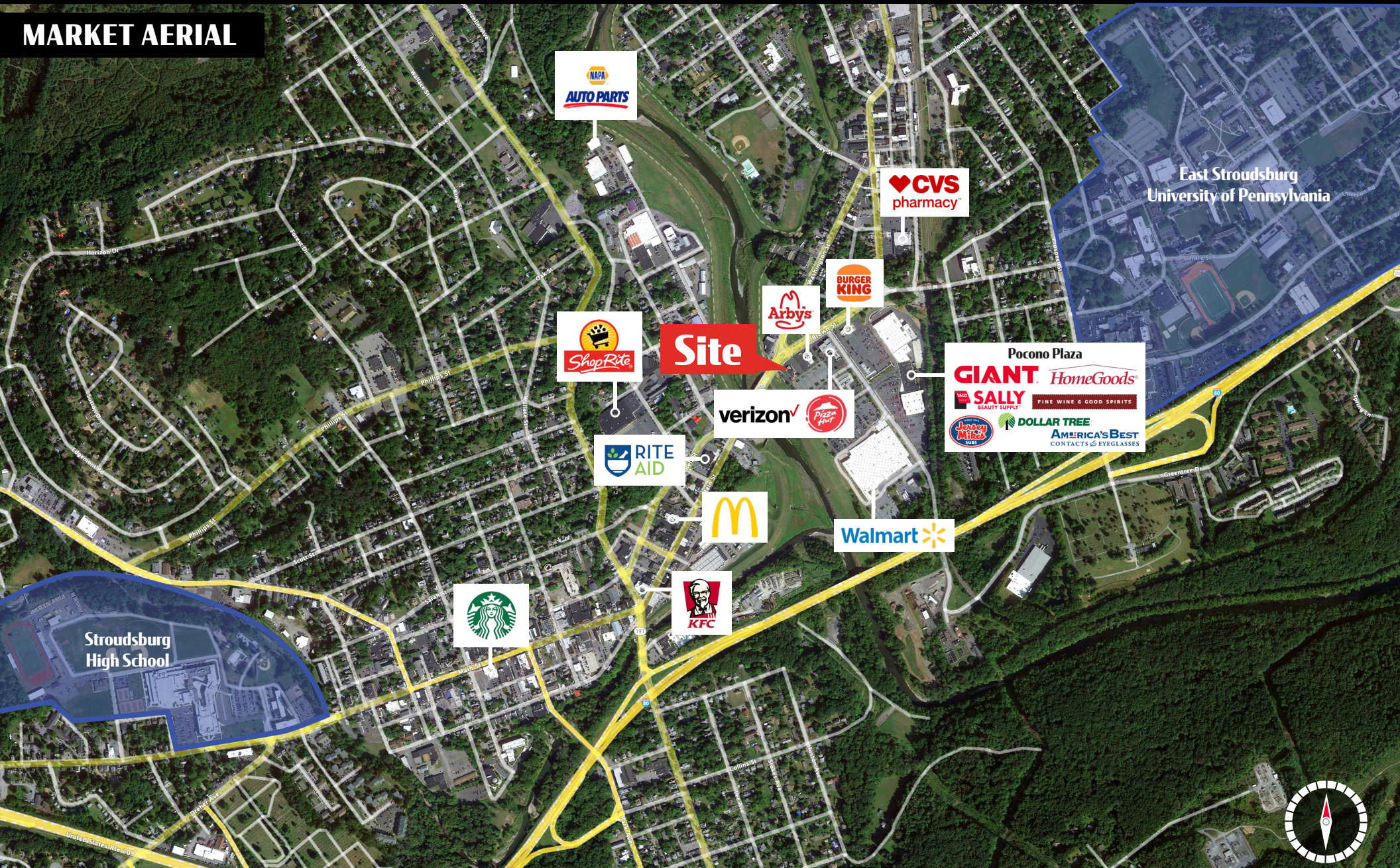
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MARKET AERIAL



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