

1628 US 209

BRODHEADSVILLE, PA | 18322



CVS
pharmacy



Advance
Auto Parts



BURGER
KING

PLEASANT VALLEY
HIGH SCHOOL

209

±14,000 VPD

±21 ACRES
AVAILABLE

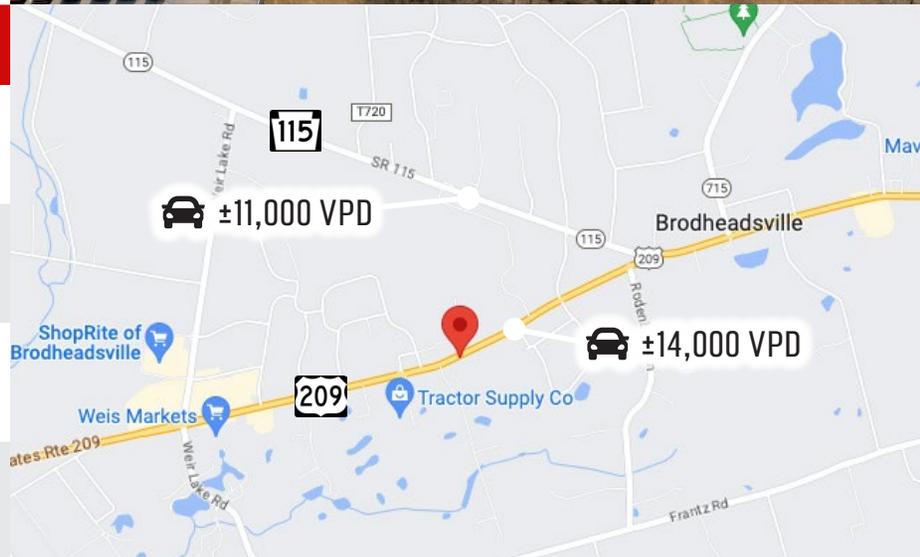
LAND AVAILABLE FOR SALE

PROPERTY OVERVIEW

±21 acres of commercial zoned land located at a prime location in the growing market of Brodheadsville, PA. The property is located on Route 209 across from Pleasant Valley High School. The owner has engineered plans for up to three pad sites along with a proposed 11,000 SF retail building. Great location for commercial and retail development, fast food/fast casual restaurants, banks, and professional/medical office.

LOCATION

Conveniently located in the market less than a half mile from the Route 209 and Route 115 roundabout. Route 209 is a major traffic artery that carries traffic east/west through the area connecting Stroudsburg and Pottsville. The project will have full access from Route 209 with approximately 17,000 cars driving past per day. It is also located directly across from the Pleasant Valley High School and Middle School. Other retailers in the immediate area are KFC, Advance Auto, Burger King, McDonald's, Rite Aid, CVS, AutoZone, Weis Markets, Dollar Tree, Dunkin Donuts, and ShopRite.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	21,553	39,629	79,087
EMPLOYEES	3,369	5,413	14,148
AVERAGE HHI	\$111,532	\$107,936	\$105,924
HOUSEHOLDS	8,338	15,352	31,046

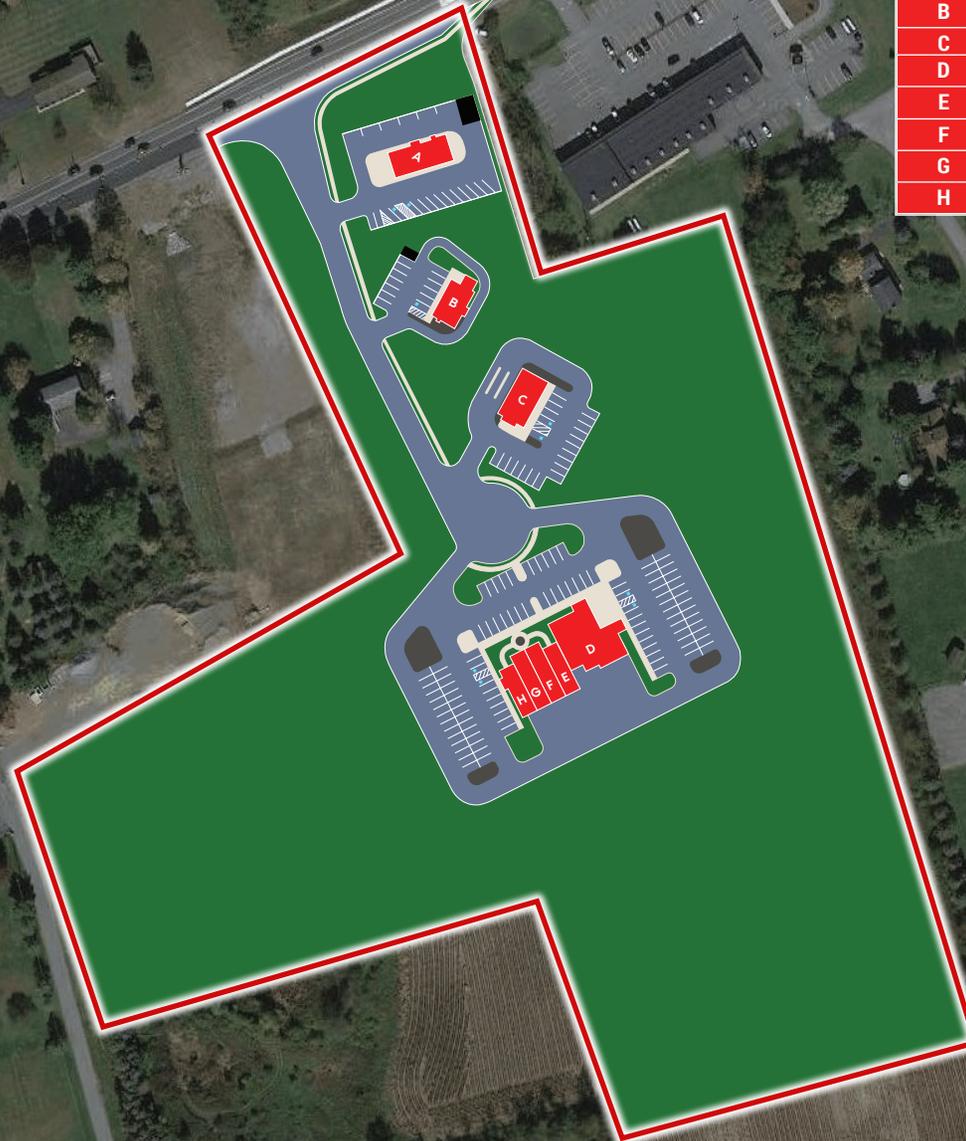
TRADE AREA

Brodheads ville is located in the middle of Monroe County about 20 minutes south of Stroudsburg, PA. Monroe County has about 170,000 residents and is part of the Pocono Mountain region that has seen an explosion of growth over the past 10 to 15 years. Tourism is big part of the economy with approximately 29 million people visiting the Pocono Mountains each year. The Camelback Ski Resort, Kalahari Water Park, and Great Wolf Lodge are all within a 20-25 minute drive from Brodheads ville. There are 79,087 people living within 10 miles of Brodheads ville with an average household income of \$105,924. The Pleasant Valley High School and middle school have a combined amount of almost 2,000 students.

±21 ACRES
AVAILABLE



CONCEPTUAL RETAIL DEVELOPMENT



TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
A	AVAILABLE	2,200
B	AVAILABLE	1,300
C	AVAILABLE	2,200
D	AVAILABLE	5,200
E	AVAILABLE	1,300
F	AVAILABLE	1,500
G	AVAILABLE	1,500
H	AVAILABLE	1,370

Bennett Williams

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State College, PA 16803

WEST CHESTER OFFICE:

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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.

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.

