

SMITHFIELD GATEWAY

ROUTES 209 & 447 | EAST STROUDSBURG, PA | 18360

**PROPOSED
200 RESIDENTIAL
UNITS**

PAD 3

±5,800 SF RESTAURANT/RETAIL PAD

PAD 4

110 ROOM HOTEL PLUS
±7,000 SF RESTAURANT PAD

PAD 2

±2,800 SF W/ DRIVE THRU

**PROPOSED
260 RESIDENTIAL
APARTMENTS**

**PROPOSED
COMMERCIAL**

St Luke's

Wawa

209

DQ

LOUISIANA
KITCHEN
POPEYES

±2,000-7,000 SF
**RETAIL SPACE
FOR LEASE/SALE**

PAD 1

±2,000 SF W/ DRIVE
THRU & ±5,220 SF
BUILDING W/ DRIVE UP

**PROPOSED
MIXED-USE
DEVELOPMENT**

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±2,000-7,000
FOR LEASE/SALE

PROPERTY OVERVIEW

Located in the heart of the Poconos. Join Wawa now under construction and new St. Lukes Health Center now open. High visibility at the intersection of Route 209 (±26,000 Average Daily Traffic) and Route 447 (±8,000 ADT), just off Route 80 (±52,000 ADT).

Public water, sewer and gas available

Approved pad sites available for sale or lease:

- **PAD 1** - 2,000 SF w/ drive thru next to St. Lukes & a 5,220 SF multi-tenant retail building divisible with curbing and paving completed with an opportunity for drive up.
- **PAD 2** - 2,800 SF w/ drive thru next to Wawa, approved. Will be graded, compacted with utilities brought to property line.
- **PAD 3** - 5,800 restaurant pad behind St. Lukes. Grading completed, owner will bring utilities to the pad or provide a credit to user.
- **PAD 4** - Approved for 110 room hotel plus a 7,000 SF restaurant pad. The restaurant pad could be used to build a larger hotel or a second hotel. Seven acre parcel.

TRAFFIC COUNTS



RT 209: ±26,000 ADT
RT 447: ±8,000 ADT
I-80: ±52,000 ADT

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±2,000-7,000 SF
FOR LEASE/SALE

MARKET OVERVIEW



POPULATION

30 MIN- 149,378
5 MILE- 41,272
10 MILE- 106,667
15 MILE- 184,532



EMPLOYEES

30 MIN- 40,059
5 MILE- 17,116
10 MILE- 27,893
15 MILE- 45,342



AVERAGE HHI

30 MIN- \$111,930
5 MILE- \$118,258
7 MILE- \$112,965
15 MILE- 112,475



HOUSEHOLDS

30 MIN- 57,691
5 MILE- 15,301
10 MILE- 39,723
15 MILE- 71,138

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Anthony Curcio

ACurcio@bennettwilliams.com
484.571.5764



Jane McGill

JMcGill@bennettwilliams.com
610.517.4380

Smithfield Gateway

A project of DEPG Development

In an alliance relationship with Legend Properties

CONTACT US

610.321.1111 | www.bennettwilliams.com

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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.

