

±10,000 SF FOR LEASE OR BUILD-TO-SUIT

NEARBY

611 Stout Place Moscow, PA 18444

ShopRite



DUNKIN'



SITE



DRINKER TPIKE ±8,000 VPD



Cale Bruso | Blake Shaffer | Ashlee Lehman | Adam Hagerman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

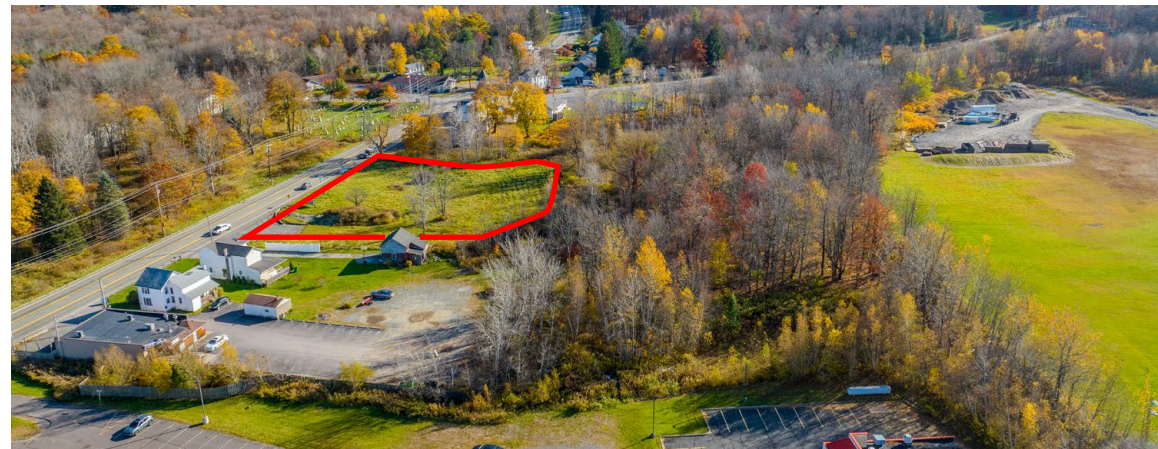
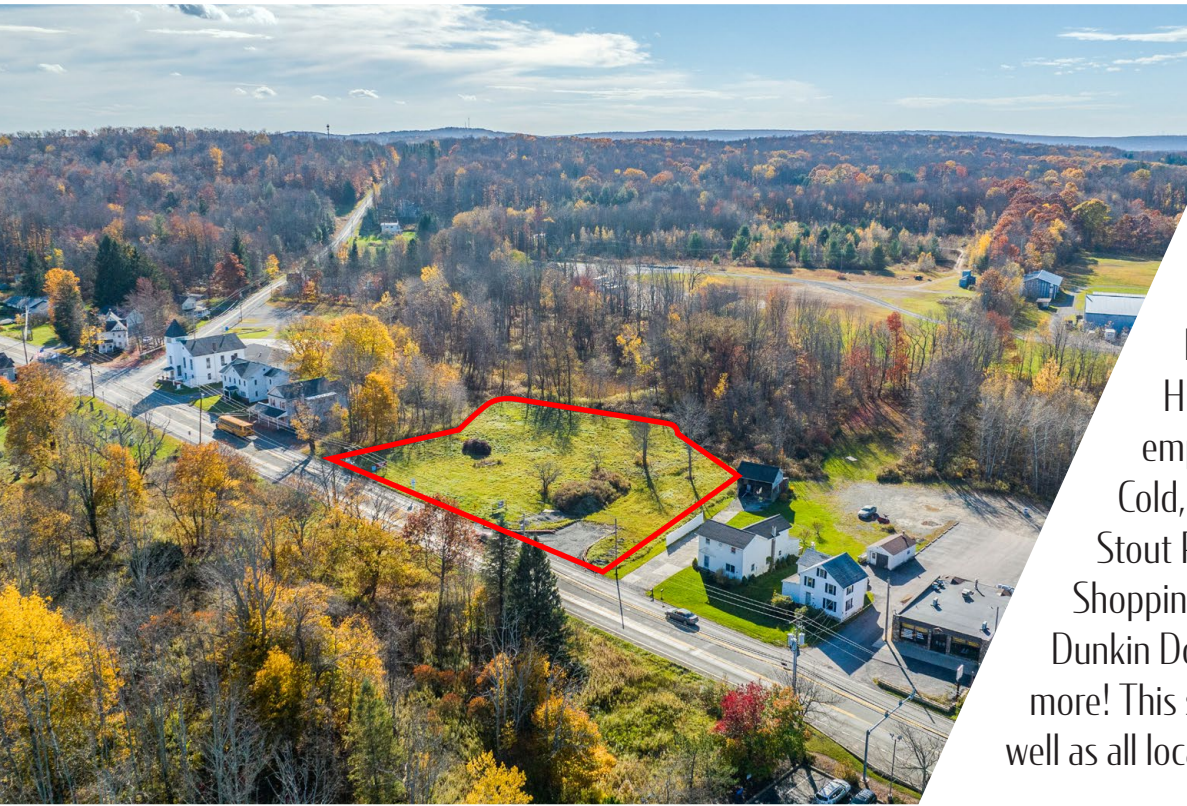
611 Stout Place

Moscow, PA 18444

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PROPERTY HIGHLIGHTS

611 Stout Place is strategically positioned with significant frontage along the market's primary retail corridor along Drinker Turnpike. This lot benefits from the centralized location, with the recently constructed nearby North Pocono High School and the Covington Industrial Park, which includes employers like Covington Logistics, Amazon Distribution, AmeriCold, and Neovia Logistics bringing traffic to the area. In addition, 611 Stout Place benefits from the daily traffic generated by the Shoprite Shopping Plaza located next door, which features the likes of ShopRite, Dunkin Donuts, Ace Hardware, Mavis Discount Tire, NAPA Auto Parts and more! This site is able to pull in shoppers from the surrounding markets as well as all local residents.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,554	12,366	17,864
TOTAL EMPLOYEES	1,870	2,848	3,402
AVERAGE HHI	\$107,253	\$108,202	\$105,294
TOTAL HOUSEHOLDS	2,219	4,934	7,200
TRAFFIC COUNTS: DRINKER TPIKE ±8,000 VPD			



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SURROUNDING AREA



ShopRite Shopping Plaza



Covington Fire

verizon

King Joe's Tobacco
Fuda Sushi



Kay's Daily Grind

±5,056 VPD



SITE

Country Cafe

Proposed

DOLLAR GENERAL

Advance
Auto Parts

±8,000 VPD



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CONCEPTUAL SITE PLAN



Proposed

DOLLAR GENERAL

**Advance
Auto Parts**



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MARKET OVERVIEW



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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