

LONG POND SQUARE

2698 ROUTE 940 • POCONO SUMMIT, PA • 18346



- PADS AVAILABLE FROM 1-9 ACRES
- BUILD TO SUIT FOR CREDIT TENANTS
- JOIN **Wawa**

FOR SALE OR LEASE

PAD SITES, MULTI-TENANT RETAIL
& ADDITIONAL LAND

PROPERTY OVERVIEW

- Traffic light controlled corner of PA-940 and Long Pond Road, first light off I-380.
- Across I-380 from Kalahari Resort & Convention center, which had 2,200,000 visitors in 2024.
- Seeking quick casual and full service restaurants.
- Build to suit on up to 2 acres.
- Multi-tenant 6,000 sf retail building planned plus one or two freestanding restaurants with drive thru capability.
- Units available in flexible sizes, such as 1,500, 2,000, 3,000, 4,000 or 6000 SF



PADS AVAILABLE FROM 1-9 ACRES



MARKET OVERVIEW



MT POCONO PLAZA

weis **OLIE'S OUTLET**
GOOD STUFF CHEAP

HARBOR FREIGHT TOOLS **planet fitness** **FIVE BEL'W** **McDonald's**
SUBWAY

DOLLAR TREE **POPEYES**

DOLLAR GENERAL

SITE

FedEx



Kalahari
RESORTS & CONVENTIONS

St Luke's

Jeep **DODGE**

ALDI

verizon

Wawa

TACO BELL

LOWE'S

Starbucks

Walmart

Auto Zone

KFC

Advance Auto Parts

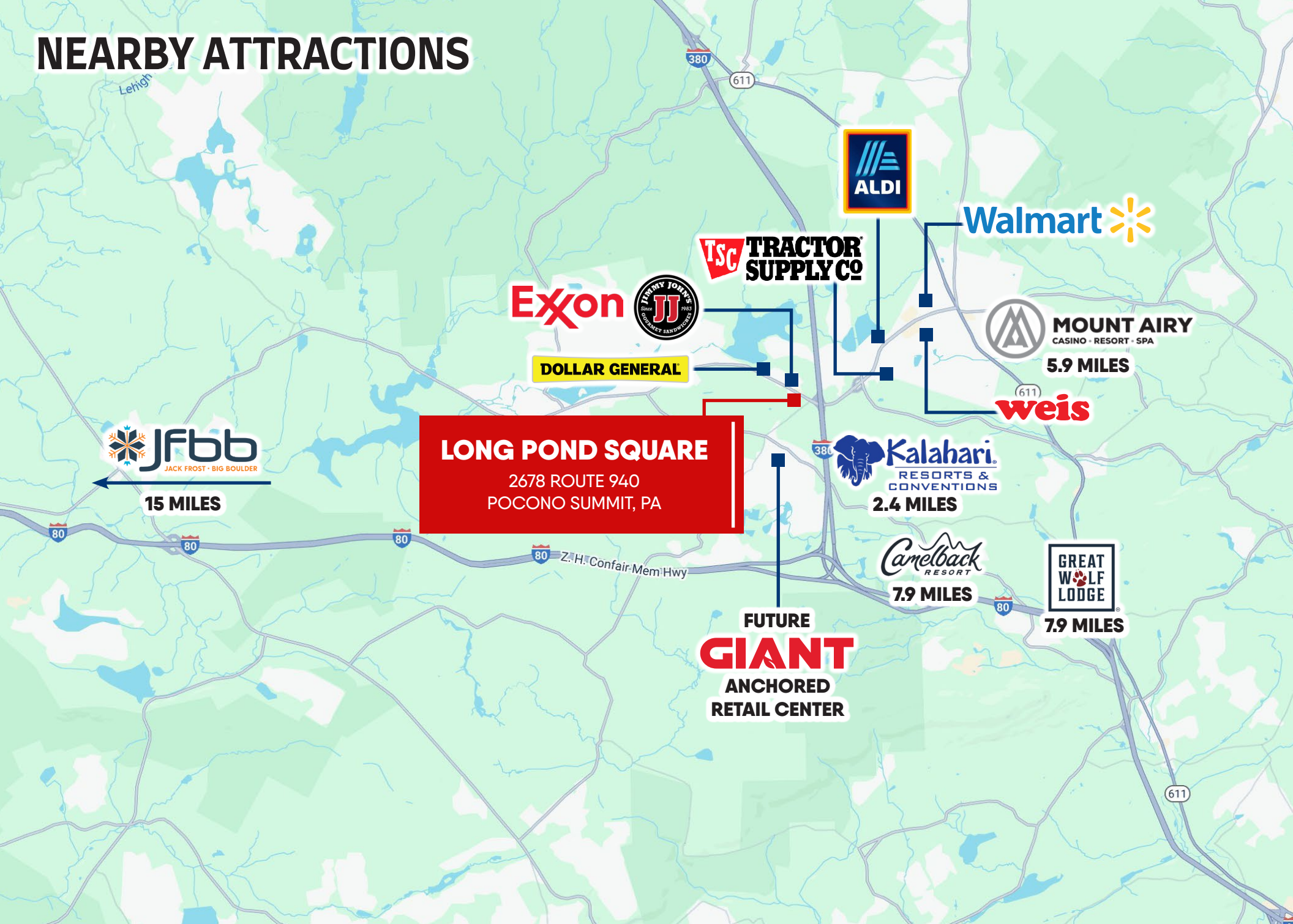
MATTRESS Warehouse

CVS pharmacy

TSC TRACTOR SUPPLY CO

MAVIS DISCOUNT TIRE

NEARBY ATTRACTIONS



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

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REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

