

504 MARION LANE

BRODHEADSVILLE, PA 18322



±11,979 SF / 2.62 AC

FOR LEASE

PROPERTY OVERVIEW

Former 11,979 SF Rite Aid building on 2.62 acres for lease at the main intersection of Rte 209 and 115 in Brodheadsville, PA. Owner would consider subdividing the building into smaller units, a ground lease, or build to suit. Great location for retail, fast food/ fast casual restaurant, medical office, and auto service.

LOCATION

The property is located at the corner of Rte 209 and 115. The intersection was redeveloped a few years ago into a roundabout. Rte 209 is a main traffic artery through Monroe County with approximately 25,000 cars driving by the site per day. The site has direct access from Rte 209 and from Marion Lane. Retailers in the immediate area include CVS, AutoZone, Advance Auto, Taco Bell/KFC, McDonald's, Wa Wa, Burger King, Tractor Supply, Weis Markets, TMobile, and ShopRite.

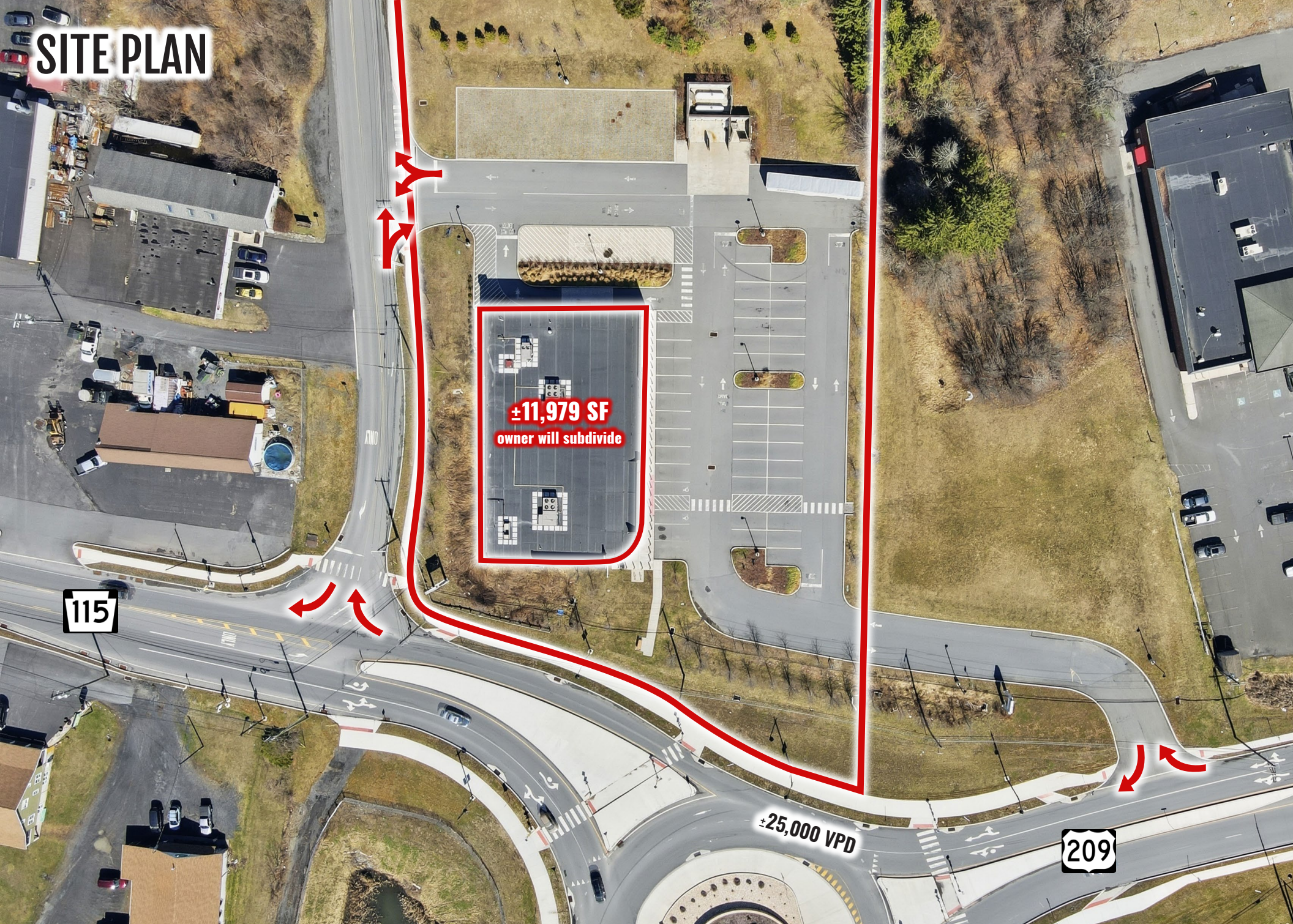


DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	22,505	39,908	81,263
EMPLOYEES	3,482	5,476	15,480
AVERAGE HHI	\$115,675	\$111,073	\$107,606
HOUSEHOLDS	8,669	15,385	31,756

TRADE AREA

Brodheadsville 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 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 30 minute drive from Brodheadsville. There are 81,263 people living within 10 miles of Brodheadsville with an average household income of \$107,606. The site is near the Pleasant Valley High School and middle school that have a combined total of almost 2,000 students.

SITE PLAN



±11,979 SF
owner will subdivide

115

±25,000 VPD

209

MARKET OVERVIEW



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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3528 Concord Rd.
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LANCASTER OFFICE:

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STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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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.

