

3186 PA-940

MT POCONO, PA • 18344

±13,200 SF / ±1.31 AC
FOR LEASE



PROPERTY OVERVIEW

Located at the fully signalized intersection of Route 940 and Mountain Drive in Mount Pocono, PA, this ±1.3-acre vacant pad presents an excellent opportunity for retail, medical, or service-oriented development. The site offers prominent visibility along Route 940, which carries approximately ±19,500 vehicles per day, and is positioned within the growing Pocono Mountains trade area. The property benefits from strong surrounding traffic and nearby regional destinations, including Kalahari Resorts & Conventions, Mount Airy Casino Resort, and the Pocono Mountain Corporate Center. The pad is available for both sale and lease, providing flexibility for an owner-user, developer, or tenant seeking a highly visible location in the Mount Pocono market.



POPULATION

5 mile- 27,535
7 mile- 43,608
10 mile- 75,587



EMPLOYEES

5 mile- 10,891
7 mile- 17,022
10 mile- 29,464



AVERAGE HHI

5 mile- \$106,480
7 mile- \$107,299
10 mile- \$112,259



HOUSEHOLD

5 mile- 8,402
7 mile- 10,844
10 mile- 14,344

±19,500 VPD

SITE PLAN



TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
A1	BEYOND HELLO	14,400
A2	WINGSTOP	
A3	ADVANCE AUTO PARTS	
B	AVAILABLE	13,200
C	VERIZON	6,400
D	TACO BELL	2,692
1	SPARKLE CARWASH	3,600
2	WAWA	5,051



BLAKE SHAFFER | DAVE NICHOLSON | BRAD ROHRBAUGH | CHAD STINE
 FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



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MARKET OVERVIEW



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

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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About Bennett Williams

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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.

