3160 RT 115

EFFORT, PA • 18330

FOR SALE

±11,841 SF/15.38 AC

EXISTING NOI: $180,422.53



CALE BRUSO | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

3160 Route 115, Effort, PA 18330 presents a unique redevelopment opportunity along Route 115 in Monroe County. Situated on approximately 15.8 acres at the signalized intersection of Route 115 and State Road, the property offers ample frontage, access, and visibility just north of Brodheadsville. The site is currently improved with an approximately 11,841 SF multi-tenant retail center with a current NOI of &180,422.53, providing an existing commercial footprint while offering significant potential for repositioning or redevelopment. Zoned for commercial use, the property's substantial acreage and strategic location create flexibility for a variety of potential retail, service, mixed-use, or other commercial concepts, subject to municipal approvals. With convenient access to surrounding residential communities and major regional routes, 3160 Route 115 offers an opportunity for developers and investors seeking a sizable redevelopment site in the growing Pocono/Monroe County market.





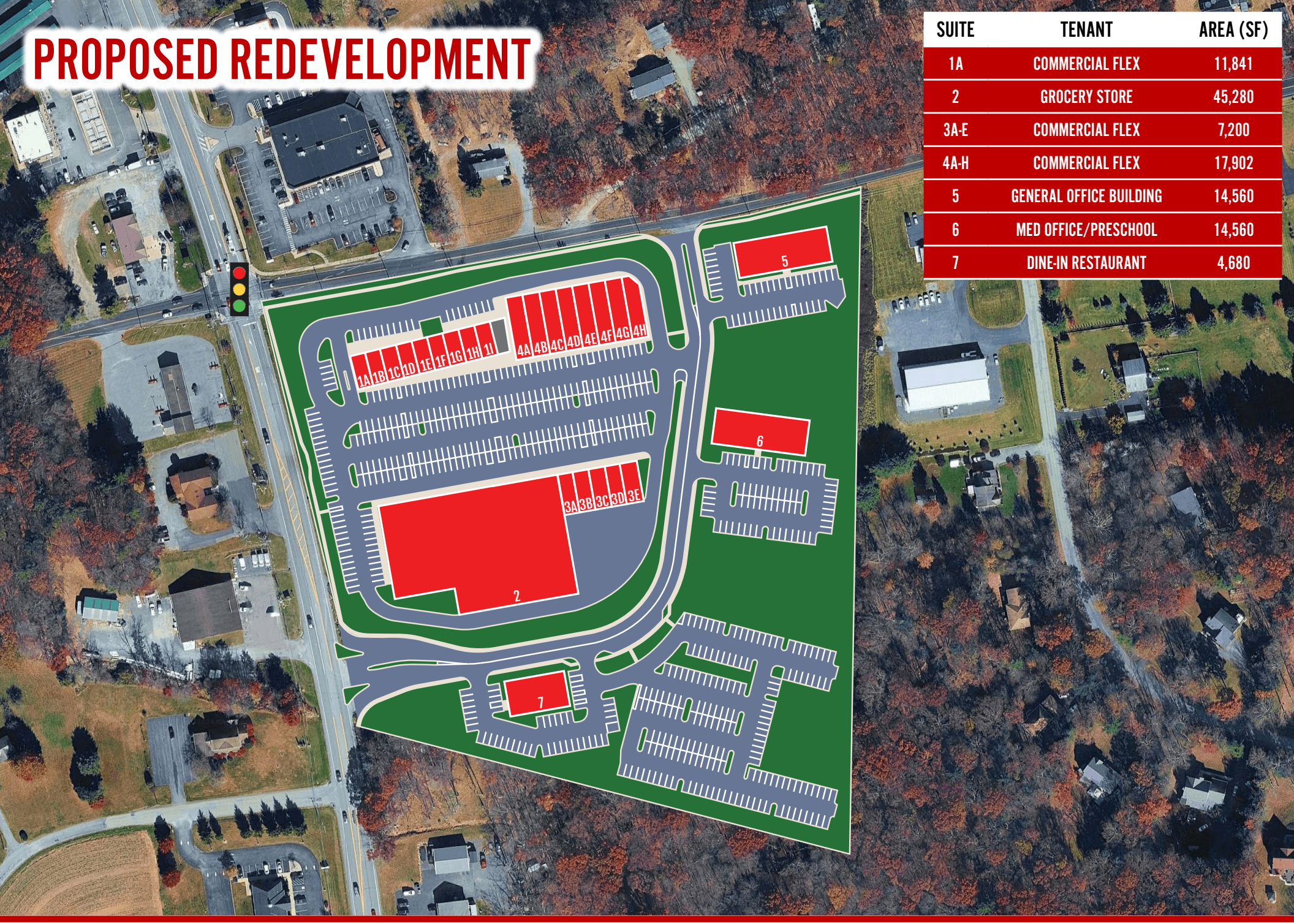
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	12,969	28,638	43,873
EMPLOYEES	944	3,775	4,885
AVERAGE HHI	$112,865	$109,925	$110,253
HOUSEHOLDS	4,829	10,929	17,028

TRAFFIC COUNTS: RT 115 (±9,000 VPD)

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PROPOSED REDEVELOPMENT



SUITE	TENANT	AREA (SF)
1A	COMMERCIAL FLEX	11,841
2	GROCERY STORE	45,280
3A-E	COMMERCIAL FLEX	7,200
4A-H	COMMERCIAL FLEX	17,902
5	GENERAL OFFICE BUILDING	14,560
6	MED OFFICE/PRESCHOOL	14,560
7	DINE-IN RESTAURANT	4,680

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POCONO MOUNTAINS

Tourism

- The Pocono region brought in a record $7.2 billion in visitor spending in 2024.
- Tourism supports more than 38,000 local jobs.
- Visitors come year-round, creating business for restaurants, shops, hotels and services.
- The area attracts visitors from Pennsylvania, New Jersey and New York.

Attractions

- Beltzville State Park attracts approximately 600,000 visitors each year.
- The Delaware Water Gap attracts millions of visitors.
- Nearby attractions include Camelback, Kalahari, Great Wolf Lodge, Pocono Raceway and Jim Thorpe.
- Skiing, hiking, boating and waterparks make the Poconos a four-season destination.





Residential Growth

- Chestnuthill Township, which includes Effort, has approximately 16,500 residents.
- More people are moving into Monroe County from other states.
- The county's median household income is approximately $83,500.
- The area attracts both full-time residents and second-home owners.

Commercial Growth

- New businesses, including CVS, Domino's and Dollar General, have recently opened in the area.
- Major distribution centers support local employment.
- Route 115 provides an opportunity to serve both local residents and passing traffic.

Employers

Lehigh Valley Health Network
sanofi
Kalahari Resorts & Conventions
Walmart Distribution Center
Camelback Resort
Mount Airy Casino · Resort · Spa

Location

- Route 115 connects the area to major highways.
- Easy access to I-80 and the Northeast Extension (I-476).
- Within driving distance of Allentown, New York City and Philadelphia.
- Route 115 improvements are bringing additional road safety and access upgrades.



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MARKET AERIAL



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Lancaster, PA 17601

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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

LISTING AGENTS:



Cale Bruso
CBruso@bennettwilliams.com



Adam Hagerman
AHagerman@bennettwilliams.com



Brad Rohrbaugh
BRohrbaugh@bennettwilliams.com



Chad Stine
CStine@bennettwilliams.com

CONTACT US
717.843.5555 | 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.

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