



SILVER FOX  
NNN CAPITAL GROUP



OFFERING MEMORANDUM

5357 DEVELOPMENT PARK DRIVE | POCONO SUMMIT, PA 18346

41,160 SQUARE FOOT REPURPOSE OPPORTUNITY





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745 Main Street  
Suite 202  
Stroudsburg, PA 18360

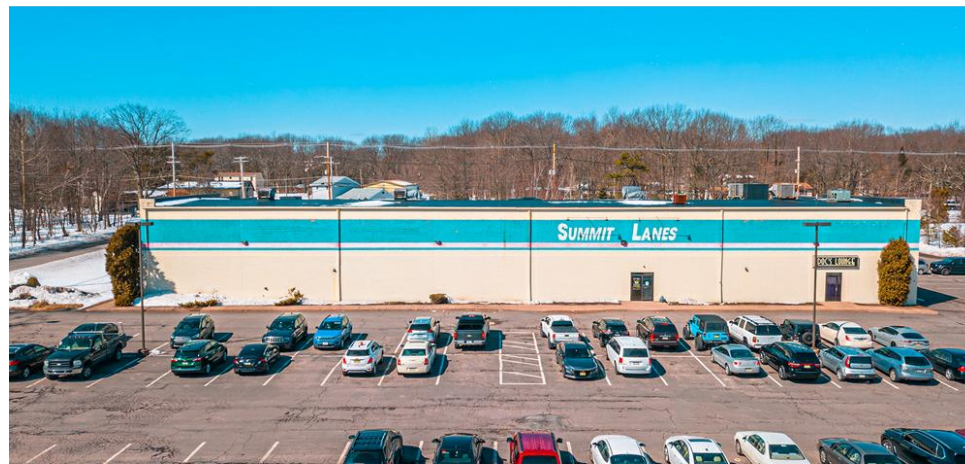
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# EXECUTIVE SUMMARY



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## Executive Summary



### OFFERING SUMMARY

SALE PRICE:	\$2,750,000
LOT SIZE:	5.01 Acres
YEAR BUILT:	1999
BUILDING SIZE:	41,160
ZONING:	CI
PRICE / SF:	\$66.81
TRAFFIC COUNT:	22,946

### PROPERTY HIGHLIGHTS

- Free standing 41,160 square foot building with a 33,600 square foot footprint
- 1/8 mile from Interstate 380
- Steel frame, 1.3-story block building on 4" concrete-slab foundation
- Flat rubber-membrane roof with trench gutters & drain pipes
- Roof-mounted HVAC & electric heat pumps
- Situated on 5.01 acres with 156 parking spaces
- Fully Sprinklered
- Built in 1999
- Ceiling heights 12-27 feet
- Currently operating as Summit Lanes bowling alley





## Property Description



### PROPERTY OVERVIEW

Silver Fox NNN Capital Group is pleased to exclusively present on behalf of ownership the fee-simple interest in this free-standing 41,160 square foot building in Pocono Summit, PA. The 33,600 square foot footprint offers 12-27 foot ceilings. The steel frame, 1.3-story block building is constructed on a 4" concrete-slab with WWF and vapor barrier on 6" crushed stone base foundation with painted concrete-block exterior walls; metal framed storefront glass entry & egress doors with no mounted windows; and a flat rubber-membrane roof with trench gutters & drainpipes. HVAC is provided via a roof-mounted compressors & electric heat pumps to the building interior.

The ground floor contains approximately 33,600 square feet, and is divided into a main entrance foyer, a food service area with a commercial kitchen, a bowling alley with 36 lanes and a service corridor, a sales area with a service counter, a game arcade, a billiard area, an office storage room, one (1) private office, a sports/repair shop, a bar with a billiard room, and four (4) restrooms. The upper level contains approximately 7,560 square feet and is an open, un-partitioned studio area. Interior finishes include finished concrete floors, painted-block walls, and open un-insulated ceilings to the trusses with suspended florescent lighting.

Property is accessed by two curb-cuts; however, direct access from State Route 940 is not currently available. The parcel is designated as a "C-I", Commercial-Industrial District Zone of Tobyhanna Township, which allows for a wide variety of commercial land uses.

Conceptual drawing on file shows redevelopment of parcel to a proposed 4-story, 100-room hotel and 2,473 square foot QSR with drive-thru.

## Property Details

### SALE PRICE

**\$2,750,000**

#### LOCATION INFORMATION

Street Address	5357 Development Park Dr
City, State, Zip	Pocono Summit, PA 18346
County/Township	Monroe/Tobyhanna Township
Cross Streets	Route 940
Road Type	Paved
Nearest Highway	I-380

#### BUILDING INFORMATION

Building Size	41,160 SF
Tenancy	Single
Ceiling Height	12-27 ft
Year Built	1999
Construction Status	Existing
Free Standing	Yes
Number Of Buildings	1

#### PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	CI - Commercial/Industrial
Lot Size	5.01 Acres
APN#	19634504923555
Lot Frontage	361
Lot Depth	545
Corner Property	yes
Traffic Count	22,946
Traffic Count Street	SR0940

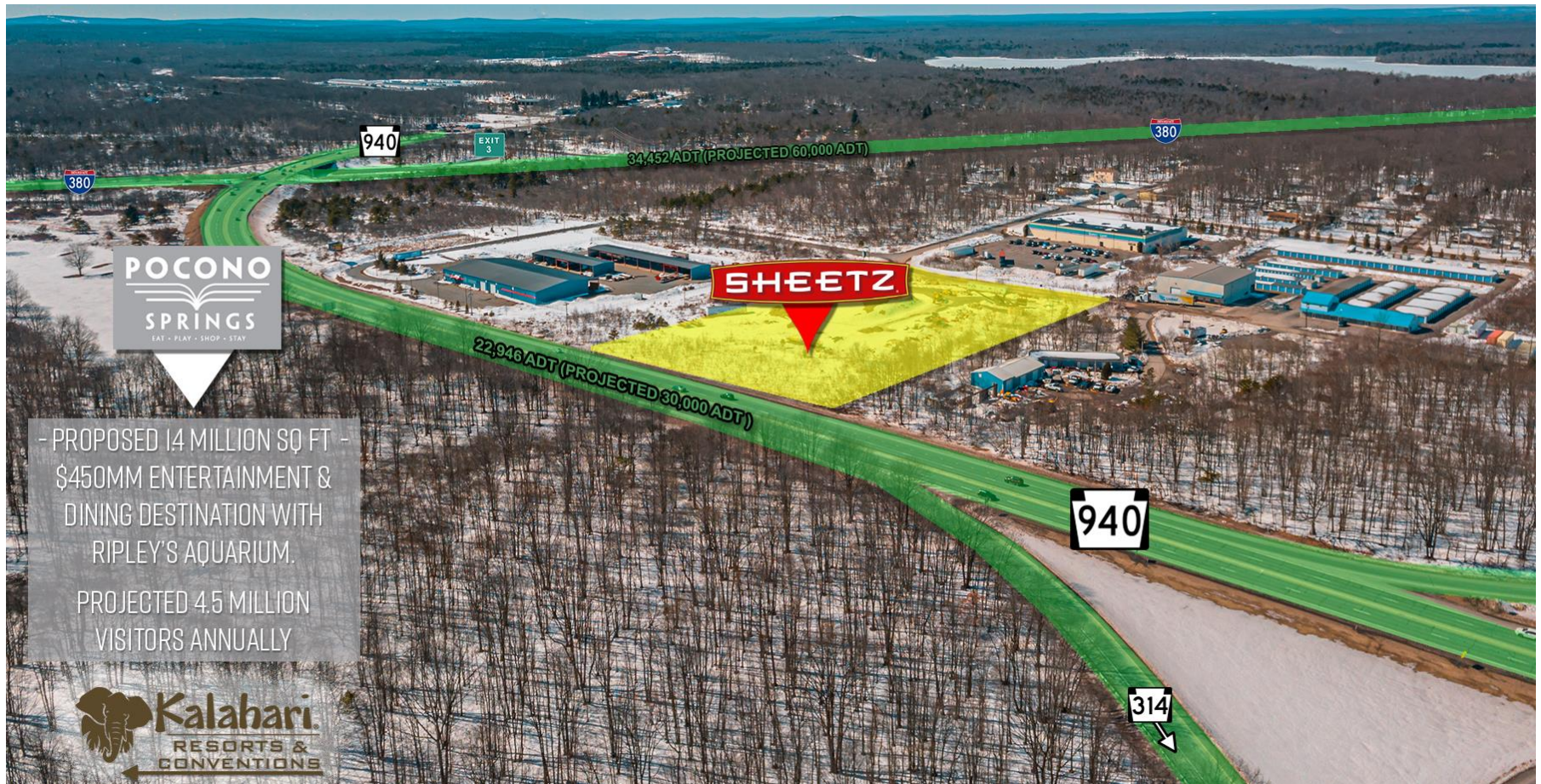
#### PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	156
Rail Access	No









ASKING PRICE **\$3,500,000.00**

**Adjacent 5-acre parcel is available** for additional purchase and is situated at the proposed lighted entrance to the planned Pocono Springs Entertainment Village - a 1.4 million square foot \$450MM entertainment and dining destination opening in 2022 with Ripley's Aquarium. With projected 4.5 million visitors annually, this proposed hard corner is a premier site with a projected 30,000 ADT.

Sheetz has executed a 20-year lease for 2.5 acres, leaving the remaining 2.5 acres ideal for numerous retail uses including sit-down restaurant, retail and medical. The parcel is designated as a "C-I", Commercial-Industrial District Zone of Tobyhanna Township, which allows for a wide variety of commercial land uses. Public water and sewer are anticipated to be available at this location.



## Overview



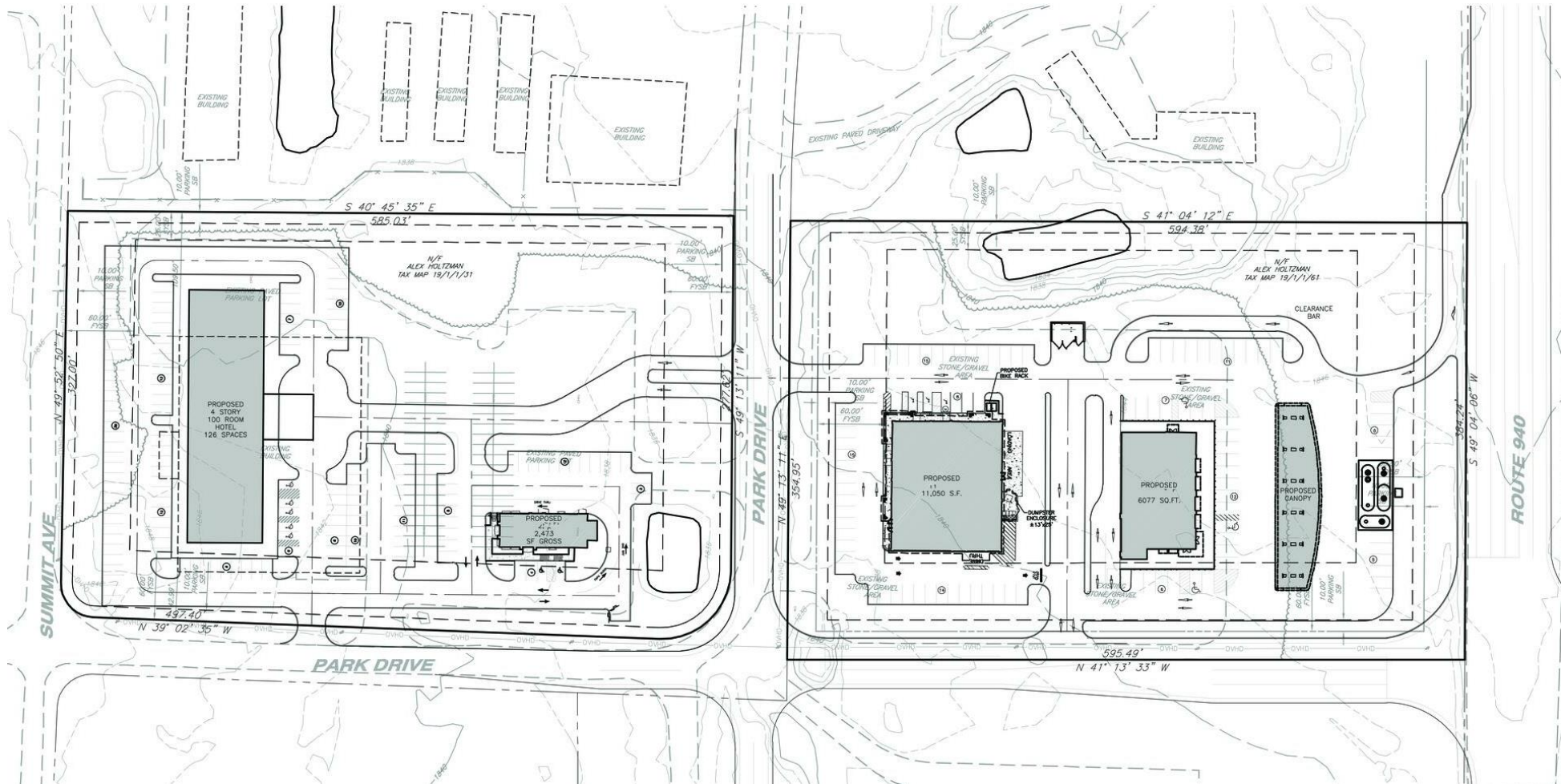


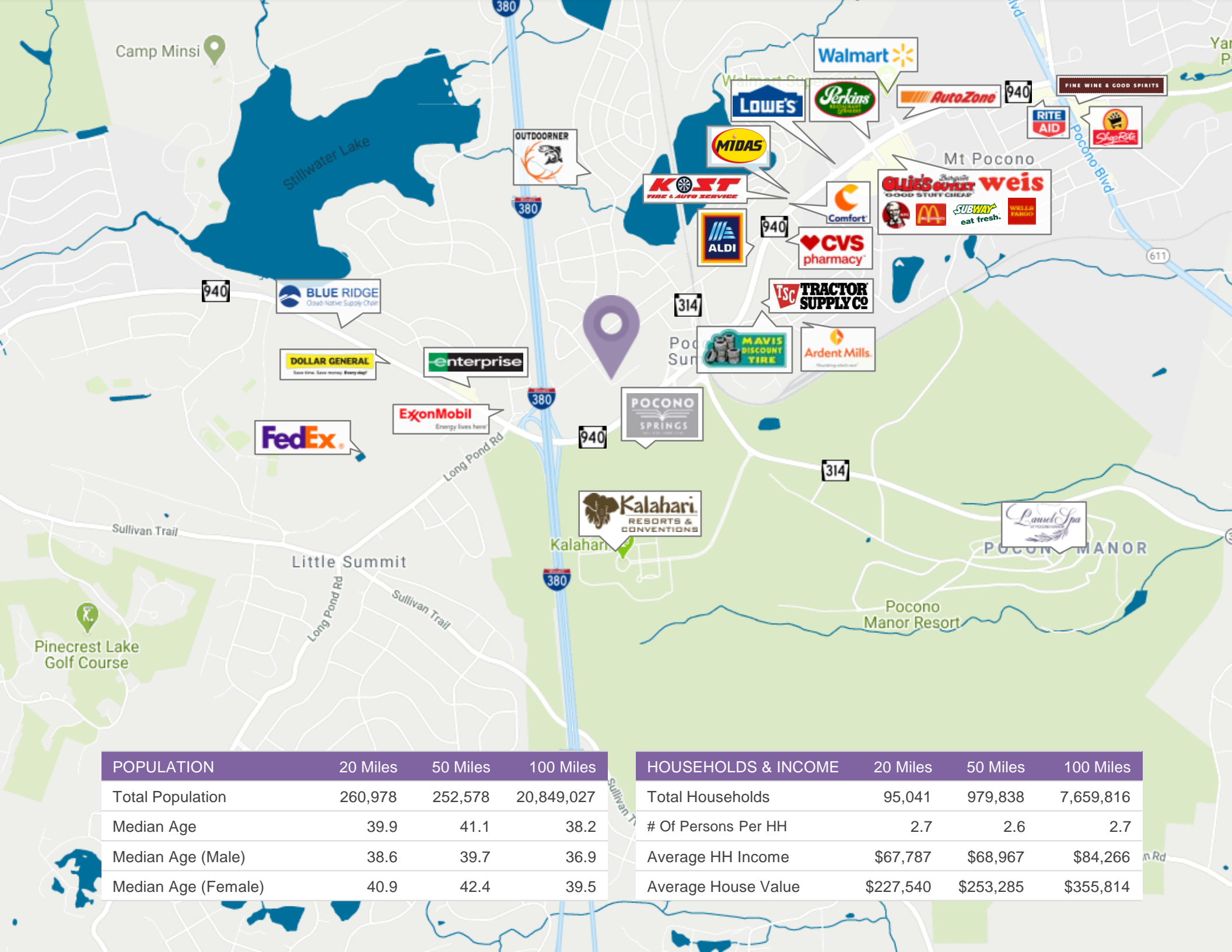
## Proposed Road Improvements





# Conceptual Drawing With Additional Parcel





POPULATION	20 Miles	50 Miles	100 Miles
Total Population	260,978	252,578	20,849,027
Median Age	39.9	41.1	38.2
Median Age (Male)	38.6	39.7	36.9
Median Age (Female)	40.9	42.4	39.5

HOUSEHOLDS & INCOME	20 Miles	50 Miles	100 Miles
Total Households	95,041	979,838	7,659,816
# Of Persons Per HH	2.7	2.6	2.7
Average HH Income	\$67,787	\$68,967	\$84,266
Average House Value	\$227,540	\$253,285	\$355,814



## Additional Photos





## Additional Photos





## Additional Photos





## Additional Photos



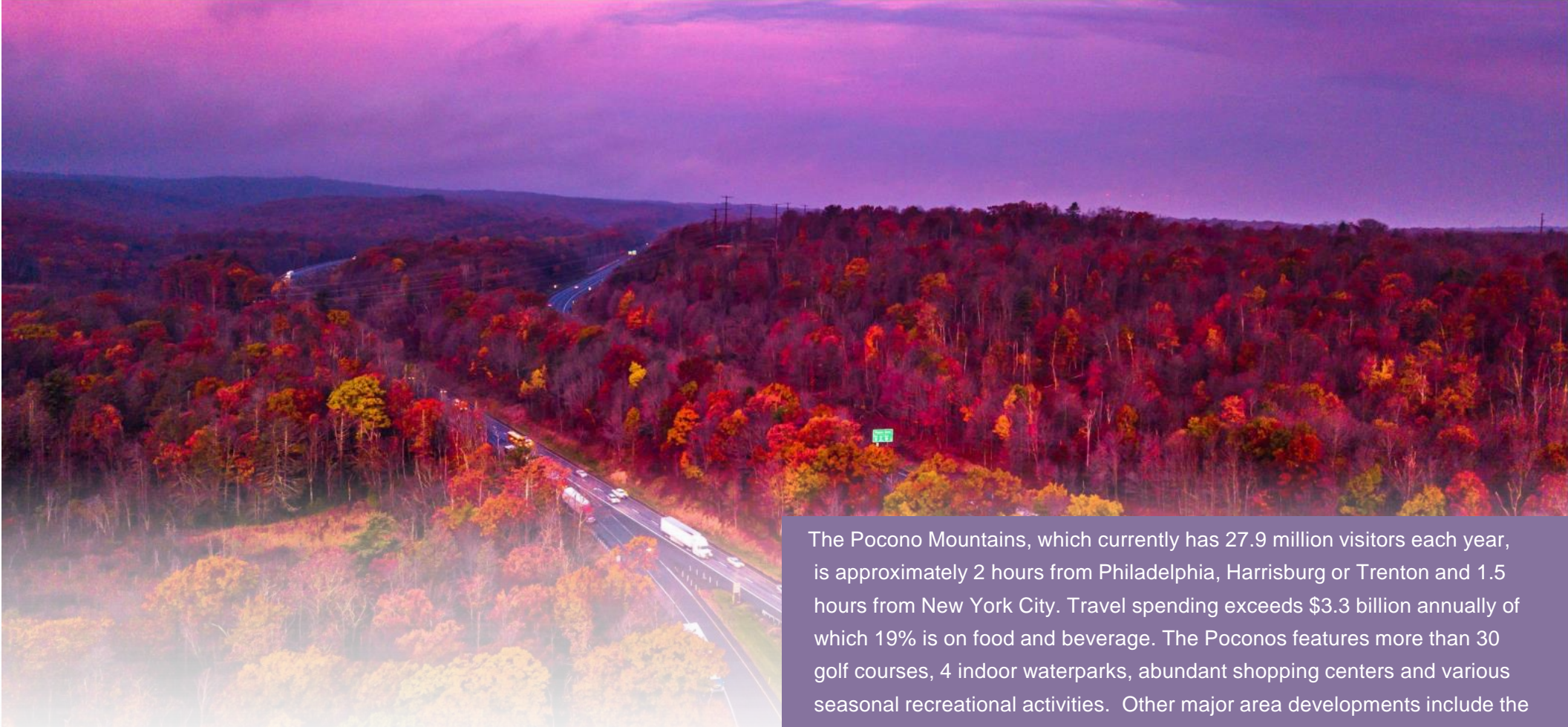


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## LOCATION OVERVIEW



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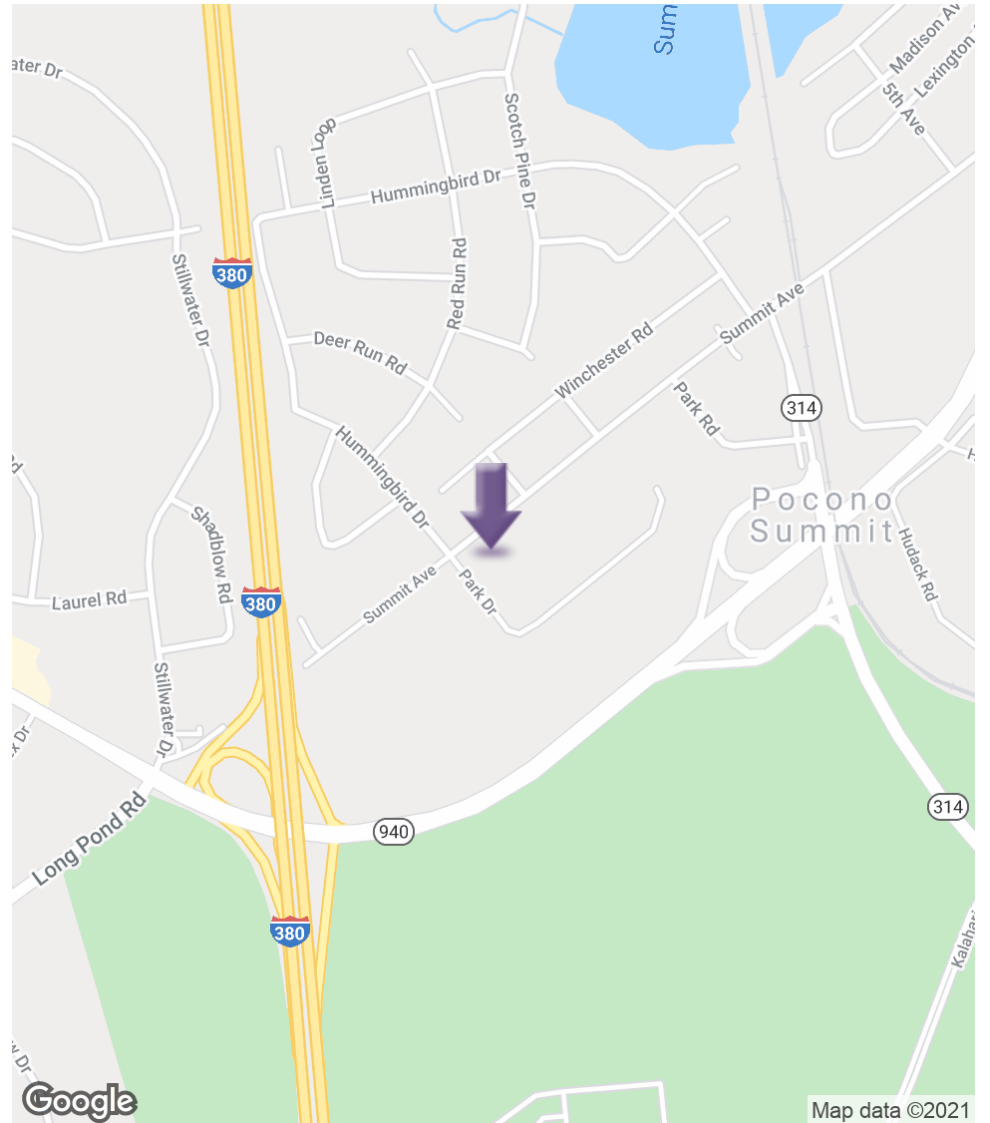
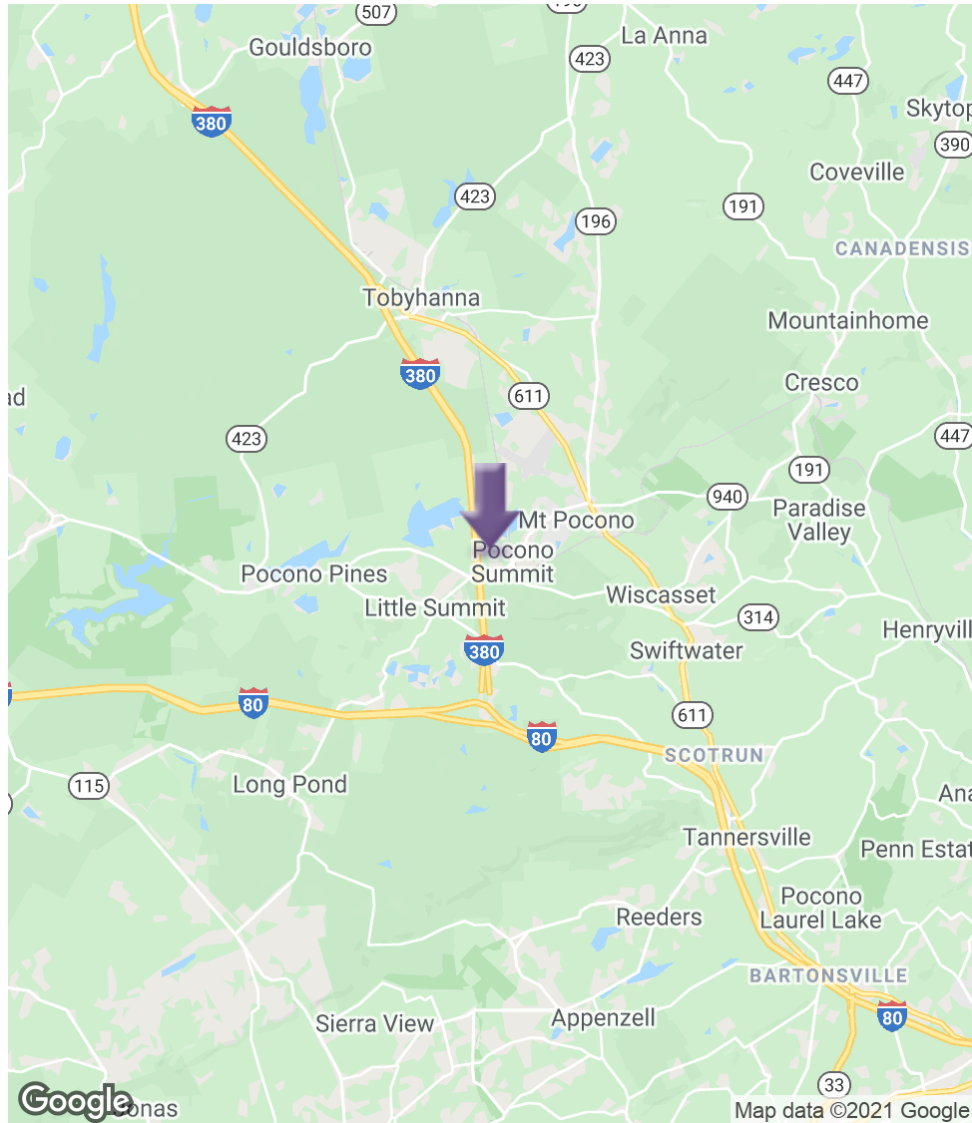
**POCONO MOUNTAINS<sup>SM</sup>**

The Pocono Mountains, which currently has 27.9 million visitors each year, is approximately 2 hours from Philadelphia, Harrisburg or Trenton and 1.5 hours from New York City. Travel spending exceeds \$3.3 billion annually of which 19% is on food and beverage. The Poconos features more than 30 golf courses, 4 indoor waterparks, abundant shopping centers and various seasonal recreational activities. Other major area developments include the 130,000 square foot expansion of Kalahari Resort's convention center, and the newly built Harley Davidson dealership. Nearby area attractions include The Crossings Premium Outlets, Camelback Ski Resort and Waterpark, Great Wolf Lodge and Mt. Airy Casino Resort.

The four-county region is famous for its resorts, natural scenic beauty, 150 lakes including Lake Wallenpaupack, and quaint, historic towns. The varied landscape inspires a range of experiences, from the private and peaceful to the bold and exhilarating. Cottages & condos and hotels promote restful mountain moments while waterparks and adventure courses, offer excitement around every turn. Stay, explore, and discover the Pocono Mountains. To learn more about the Poconos watch the Pocono Television Network online anytime.

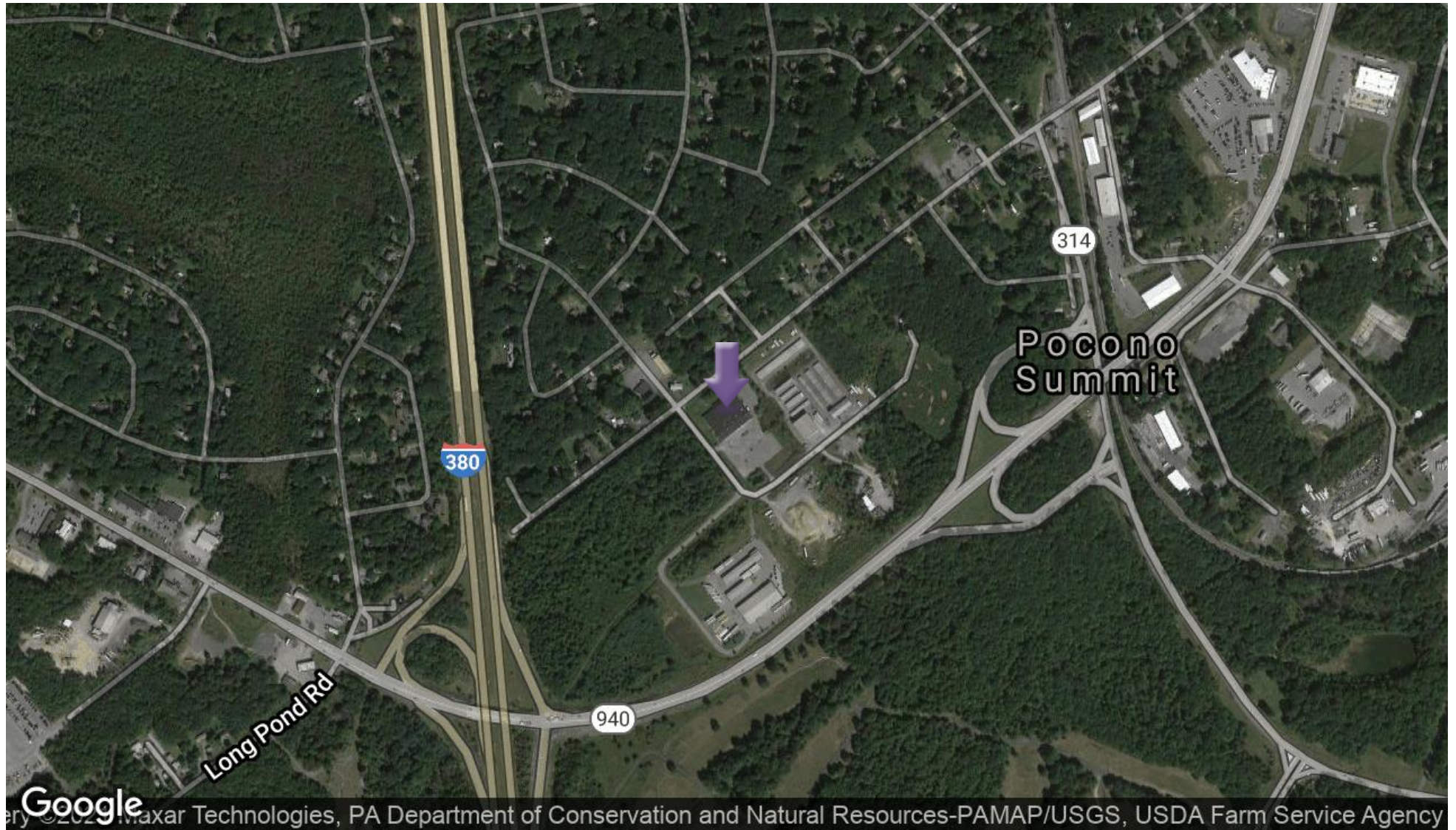


## Location Maps



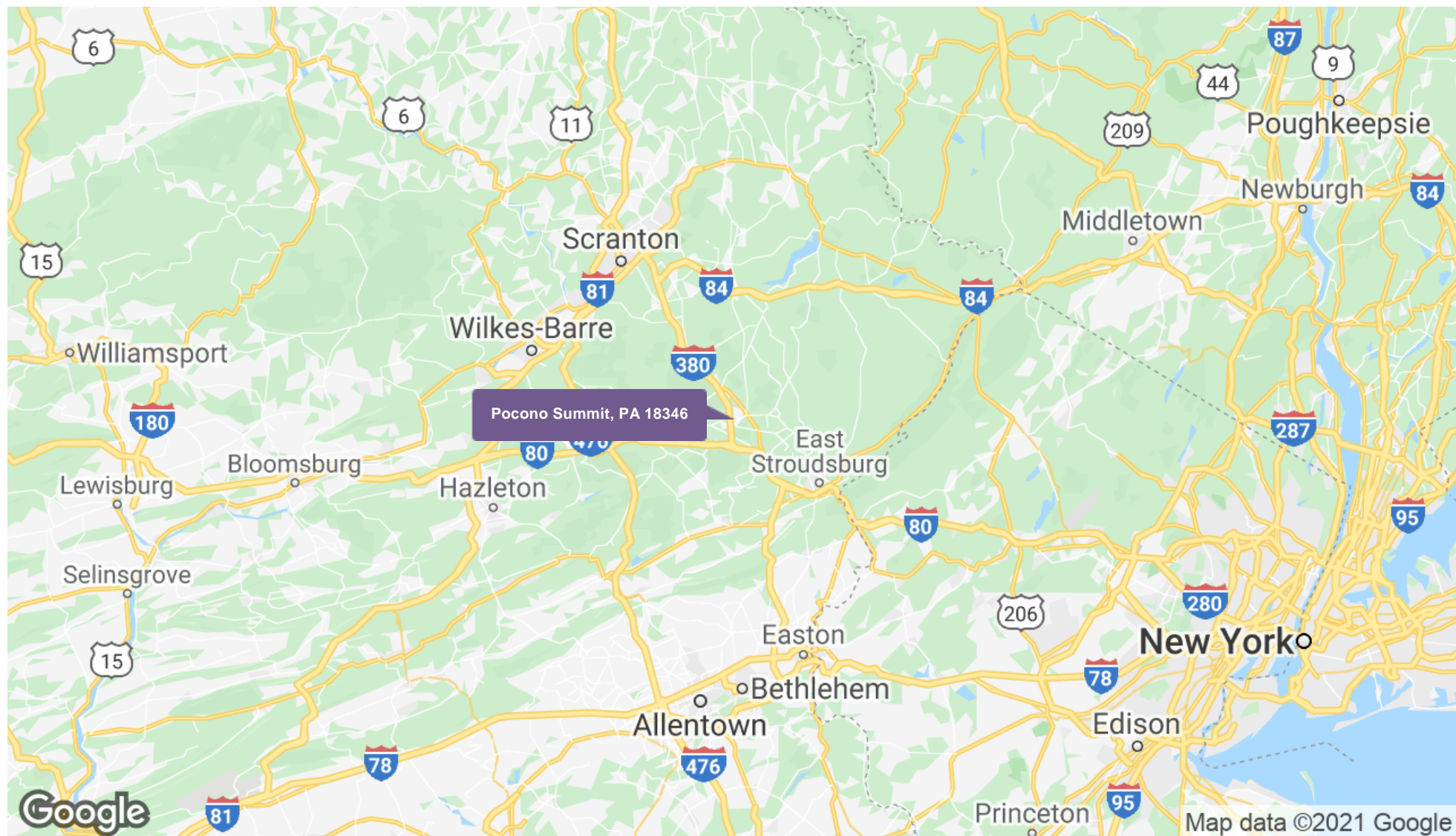


## Aerial Map



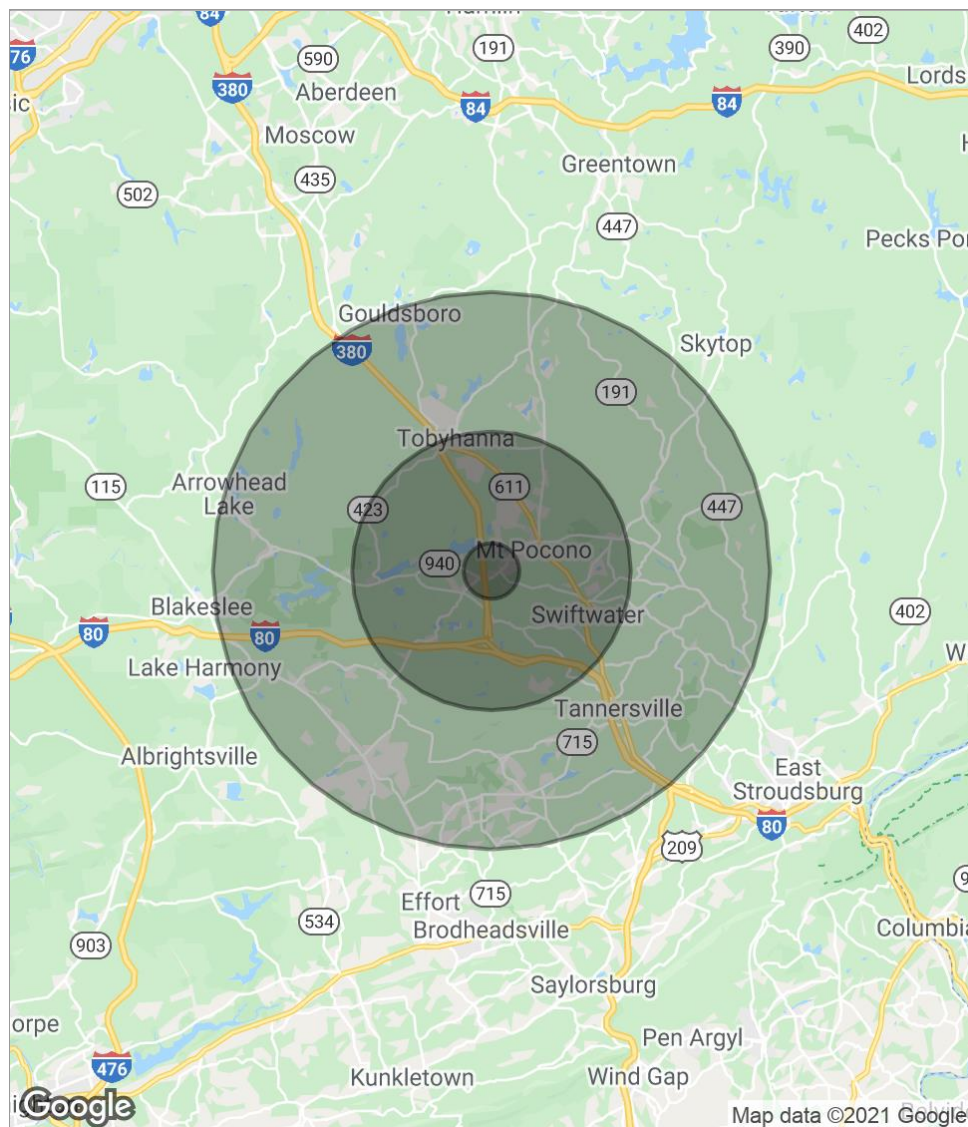


## Regional Map





# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	511	16,247	76,202
Median Age	41.4	40.3	39.8
Median Age (Male)	40.0	39.6	38.6
Median Age (Female)	43.4	40.6	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	185	5,895	27,220
# Of Persons Per HH	2.8	2.8	2.8
Average HH Income	\$62,652	\$67,104	\$66,628
Average House Value	\$216,465	\$208,619	\$213,430
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	9.2%	12.8%	13.7%
RACE (%)	1 MILE	5 MILES	10 MILES
White	79.8%	76.7%	76.2%
Black	11.0%	16.0%	16.8%
Asian	2.0%	1.6%	1.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.2%
Other	1.6%	2.3%	2.4%

\* Demographic data derived from 2010 US Census



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