

135 Industrial Acres Off I-80

STROUDSBURG, PA



KW COMMERCIAL
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STROUDSBURG, PA

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$5,500,000
LOT SIZE:	138.8 Acres
ZONING:	I, V, C
MARKET:	Pocono Mountains
TRAFFIC COUNT:	11,189
REAL ESTATE TAXES:	\$66,005.62

PROPERTY OVERVIEW

The Daniel Perich Group of KW Commercial Real Estate is offering this industrial land for sale in Tannersville. The 138.8-acre property has 135 industrial-zoned acres located a mile from the Tannersville exit of Interstate 80. Site is situated along Possinger Drive with 500 feet of frontage on Route 715. The property is located in Jackson Township and is currently operating as the Streamside Camp & Conference Center with over 40,000 square feet of improvements. North parcels comprise of approximately 82.5 contiguous acres (of which 79.5 acres is zoning Industrial). The southern parcel is 55.5 contiguous acres of industrial zoned land.

LOCATION OVERVIEW

The Pocono Mountains, which 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. Major area developments include the 130,000 square foot expansion of Kalahari Resort's convention center, and the new Harley Davidson dealership.

Property Details

SALE PRICE**\$5,500,000****LOCATION INFORMATION**

Street Address	303 Possinger Drive
City, State, Zip	Stroudsburg, PA 18360
County/Township	Monroe/Jackson Township
Market	Pocono Mountains
Cross Streets	Streamside Ln
Road Type	Paved
Nearest Highway	Interstate 80

LAND

Number Of Lots	8
Best Use	Industrial redevelopment
Water	Yes

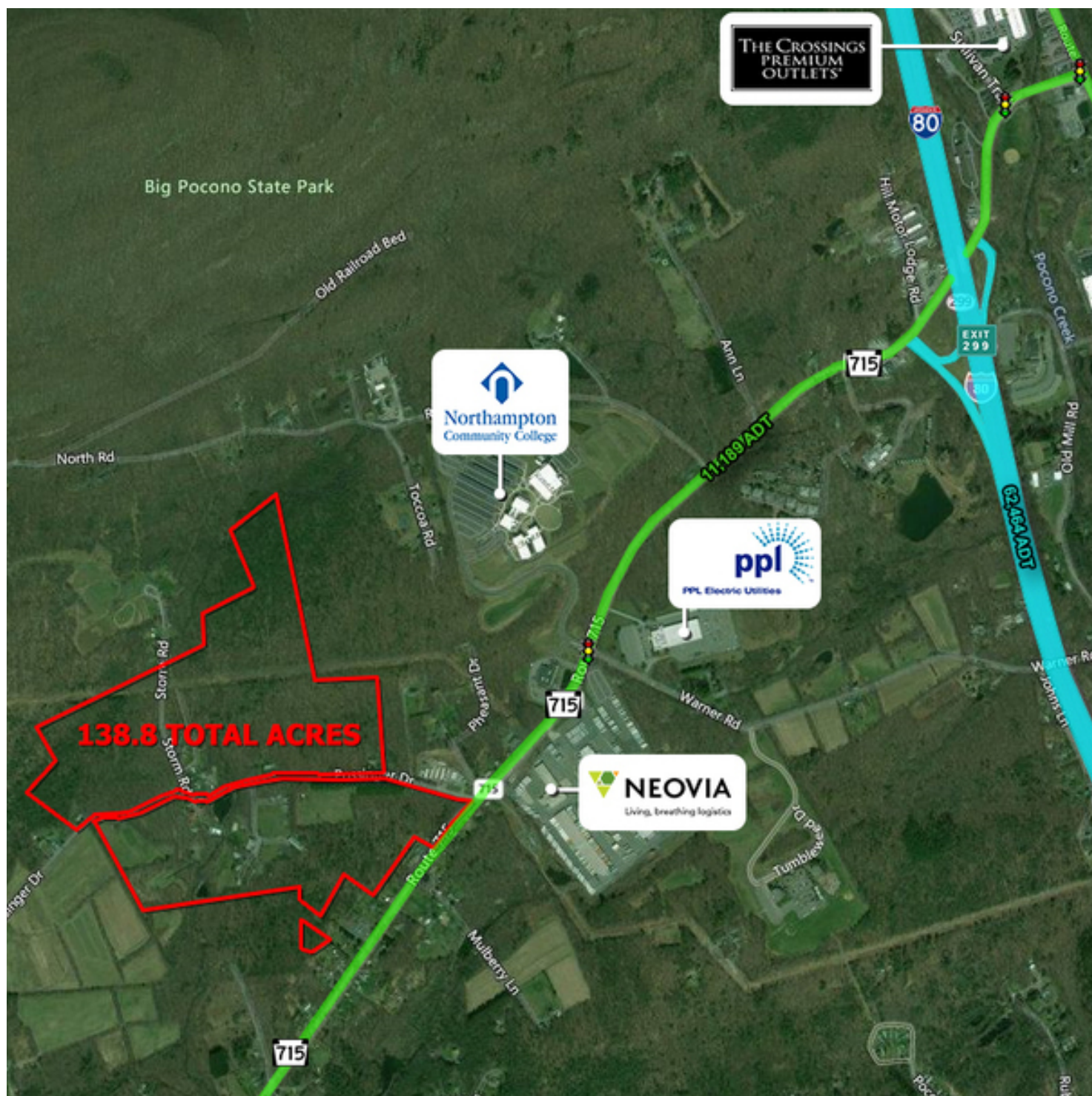
PROPERTY DETAILS

Property Type	Land
Property Subtype	Industrial
Zoning	I, V, C
Lot Size	138.8 Acres
APN#	08636200537787
	08636200427908
	08636200537787B2
	08636200732602
	08636200434180
	08636200637793
	08636200639798
Corner Property	Yes
Traffic Count	11,189
Traffic Count Street	SR715

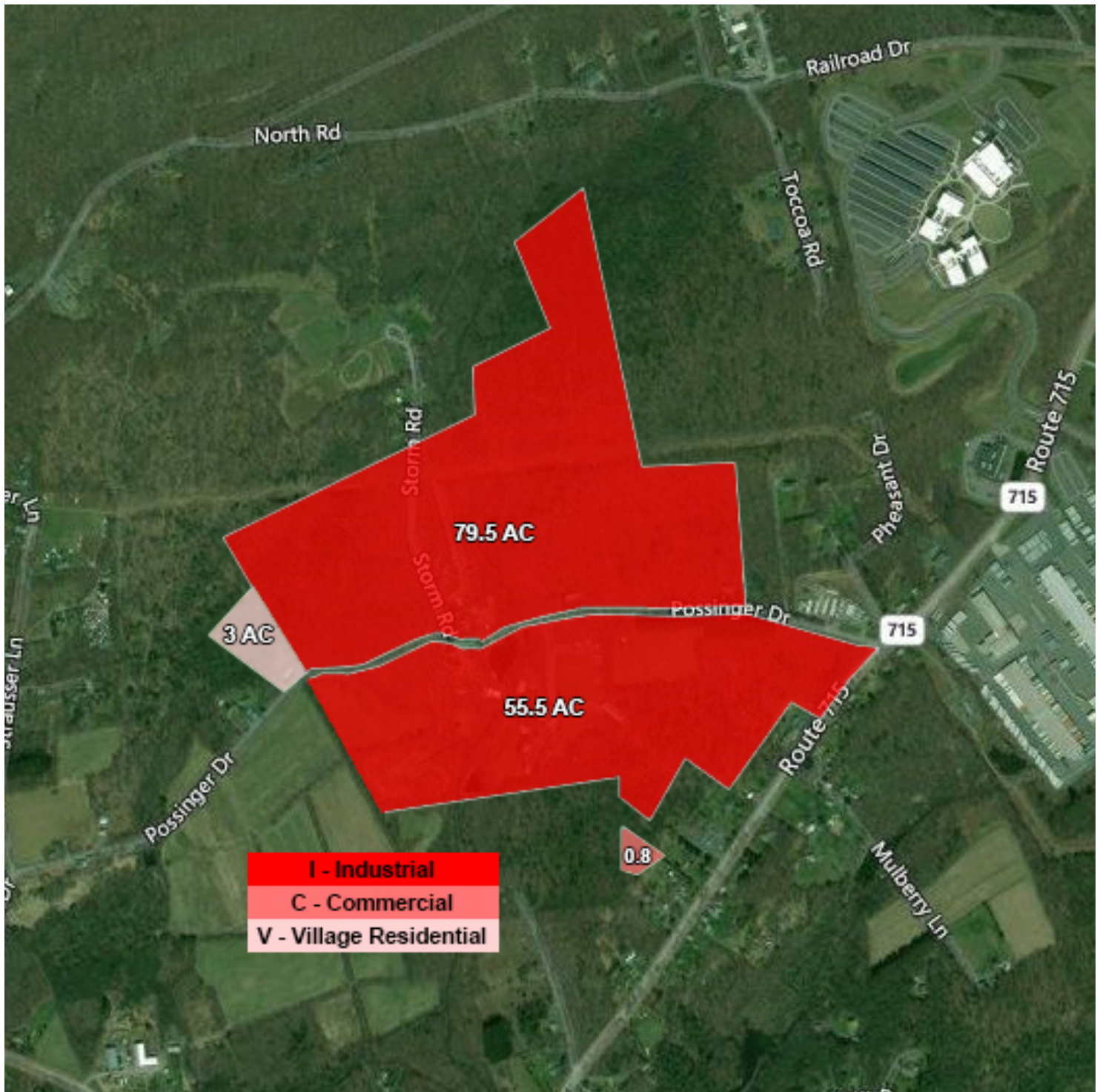
Additional Photo



Aerial Map



Zoning



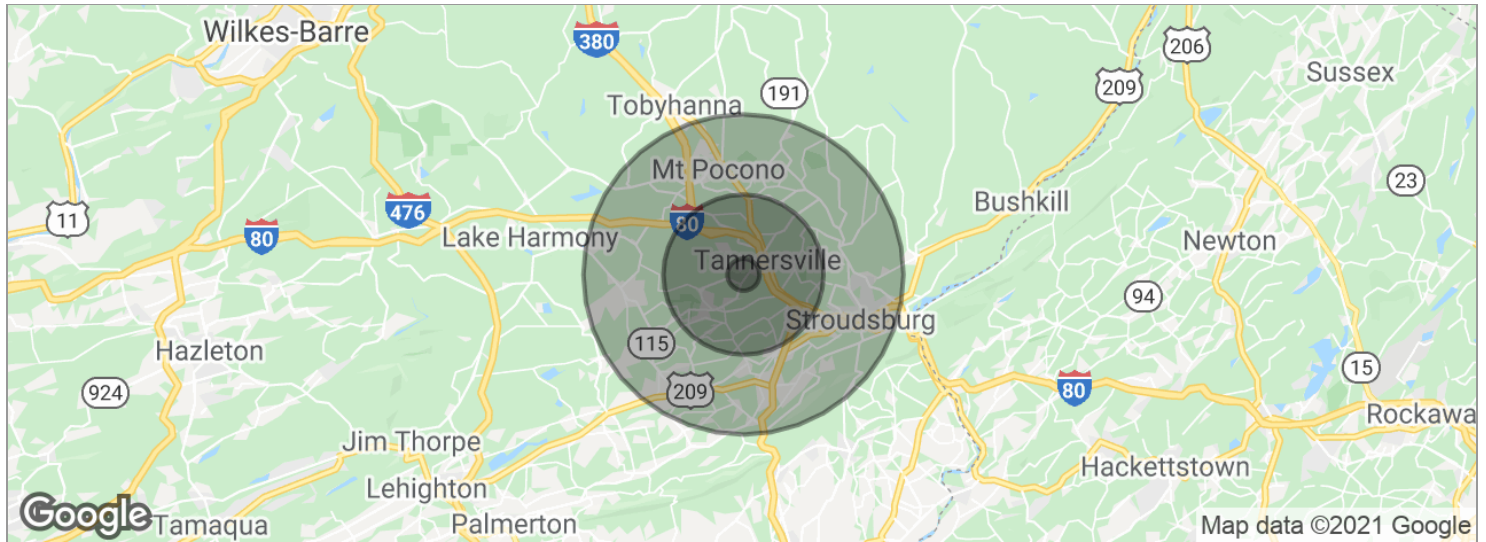
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	765	22,257	102,755
Median age	41.7	41.9	40.5
Median age (male)	42.6	42.4	39.4
Median age (Female)	40.3	41.0	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	281	8,346	37,643
# of persons per HH	2.7	2.7	2.7
Average HH income	\$78,160	\$77,659	\$72,860
Average house value	\$241,541	\$241,127	\$239,591
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	3.8%	5.6%	9.4%
RACE (%)	1 MILE	5 MILES	10 MILES
White	89.0%	88.4%	82.1%
Black	5.6%	6.5%	11.3%
Asian	1.2%	1.3%	2.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.1%
Other	1.0%	1.4%	2.0%

* Demographic data derived from 2010 US Census