

Mount Pocono Office Complex

MOUNT POCONO, PA



OFFERING MEMORANDUM

KW COMMERCIAL

404 Park Ave.

Stroudsburg, PA 18360

PRESENTED BY:

JACQUELYN LEONARD

KW Commercial Realtor

O: 570.203.2988

C: 570.401.2257

jackieleonard@kwcommercial.com

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MOUNT POCONO, PA

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4 Fork Street, Mount Pocono, PA 18344



OFFERING SUMMARY

AVAILABLE SF:	648 - 7,888 SF
LEASE RATE:	\$16.00 SF/yr (Gross)
LOT SIZE:	1.59 Acres
YEAR BUILT:	1991
BUILDING SIZE:	25,000 SF
ZONING:	C-1 Commercial
TRAFFIC COUNT:	23,000

PROPERTY OVERVIEW

Office Space for lease in the heart of Mount Pocono. Located just off of Route 611 with an Average Daily Traffic of 23,000! Office building has 6 units available, competitively prices at \$16 per sq foot with 6 different unit sizes available. Tenant is only responsible for telephone and internet, all other utilities are included in the rental rate. Conveniently located next to public transportation and a spacious parking lot. Signage also available on Route 611. Call Jackie Leonard and inquire today!

PROPERTY HIGHLIGHTS

- *2 units available on the ground floor, at 648 sf space each and is competitively priced at \$16/sf.
- *This first floor 6308 sf space is competitively priced at \$16/sf. Included in this space is a conference room, a small break room, and plenty of work space available the in main area (Furniture pictured included!).
- *This second floor 7888 sf space is competitively priced at \$16/sf. Included in this space is a conference room, a small break room, and plenty of work space available the in main area (Furniture pictured included!).
- *2 units available on the third floor, 800 sf and approximately 3,000 sf each is competitively priced at \$16/sf.

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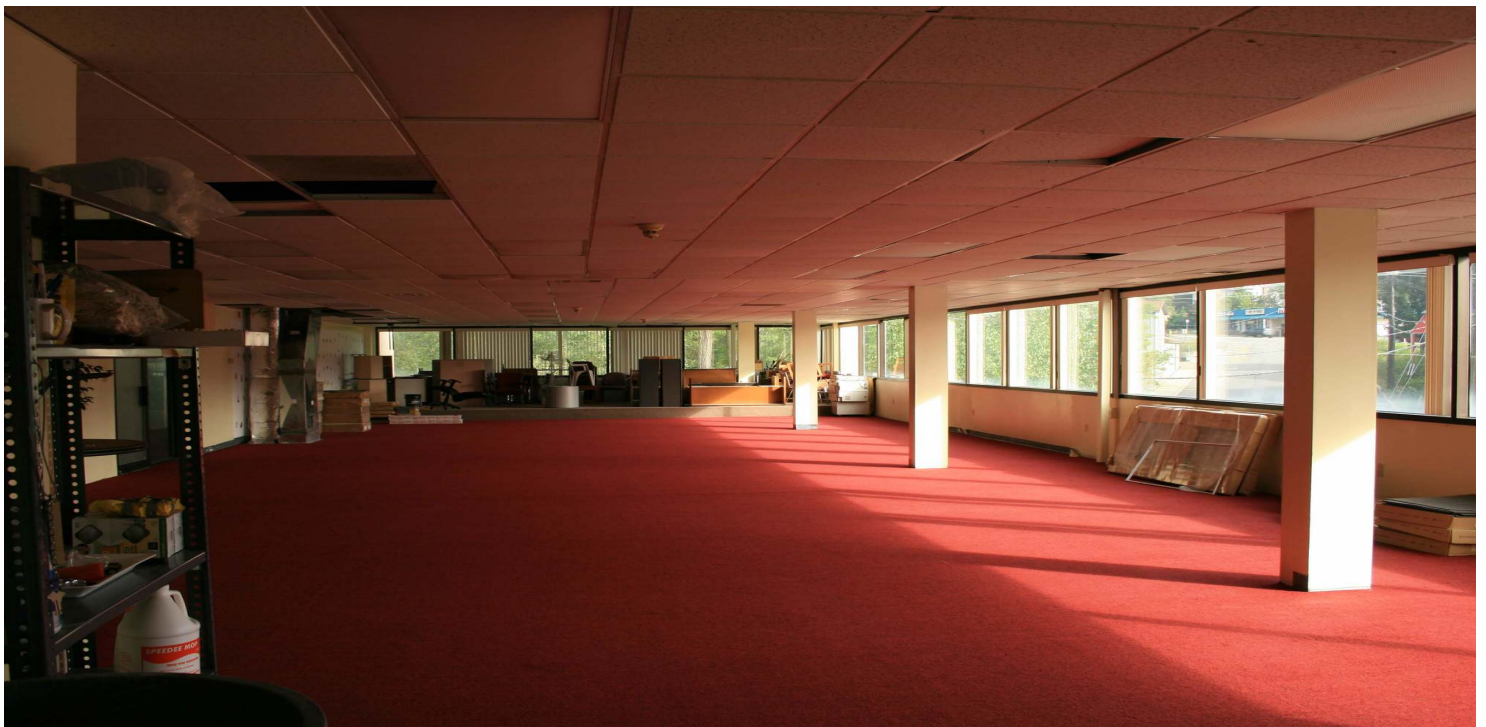
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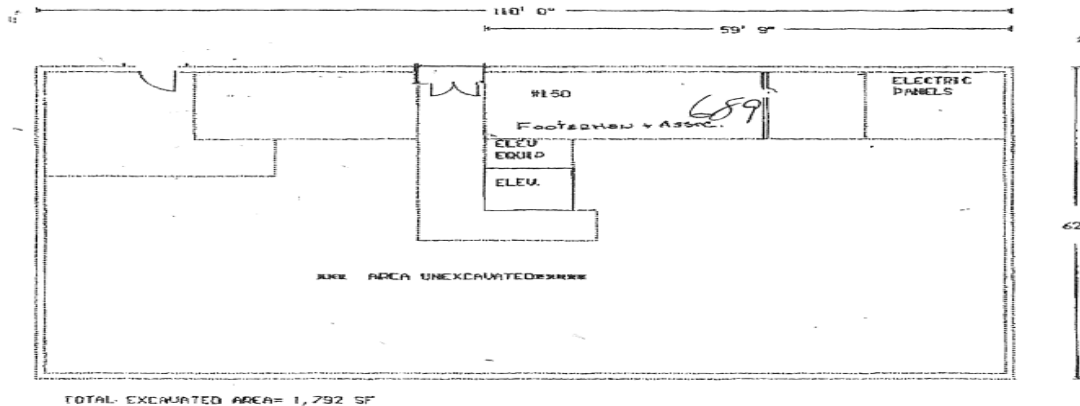
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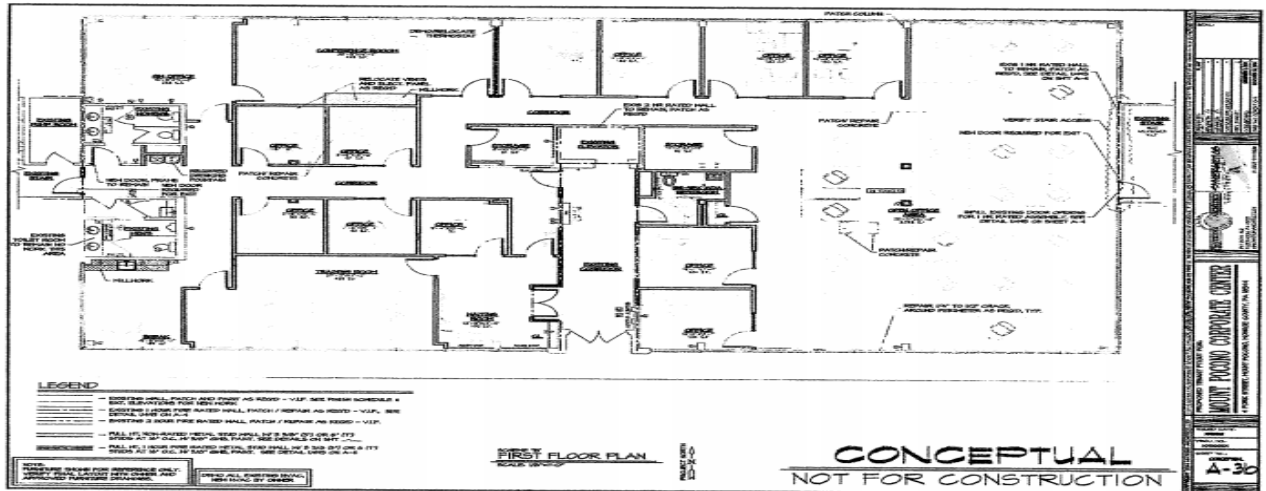
1,792 Gross



MOUNT POCONO PROFESSIONAL CENTER - PARKING LEVEL

b/c: < Unregistered >

EXHIBIT 'B'
OFFICE SPACE



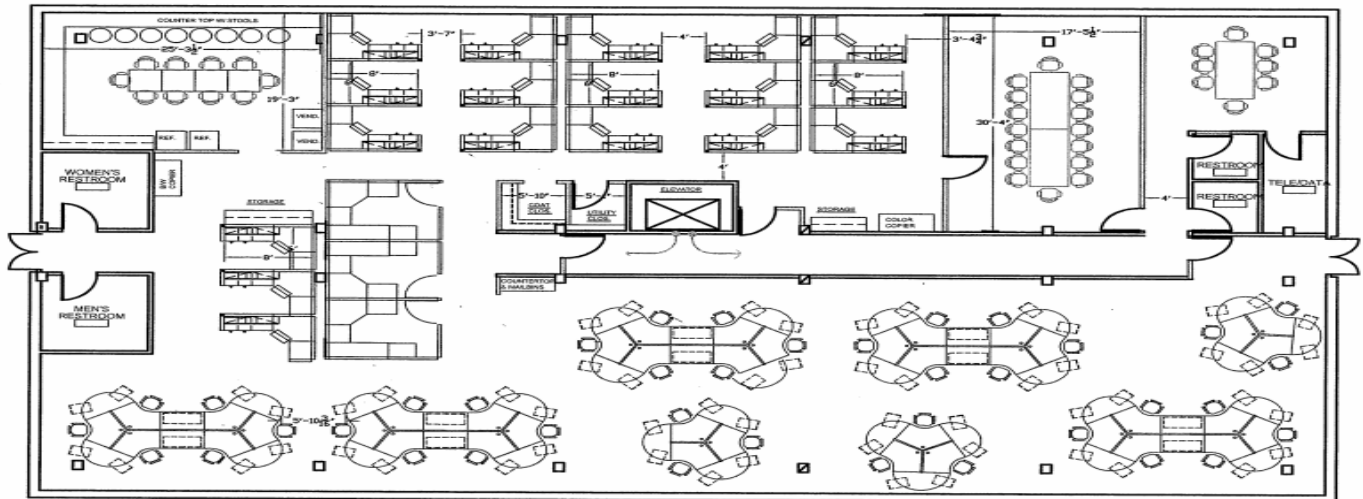
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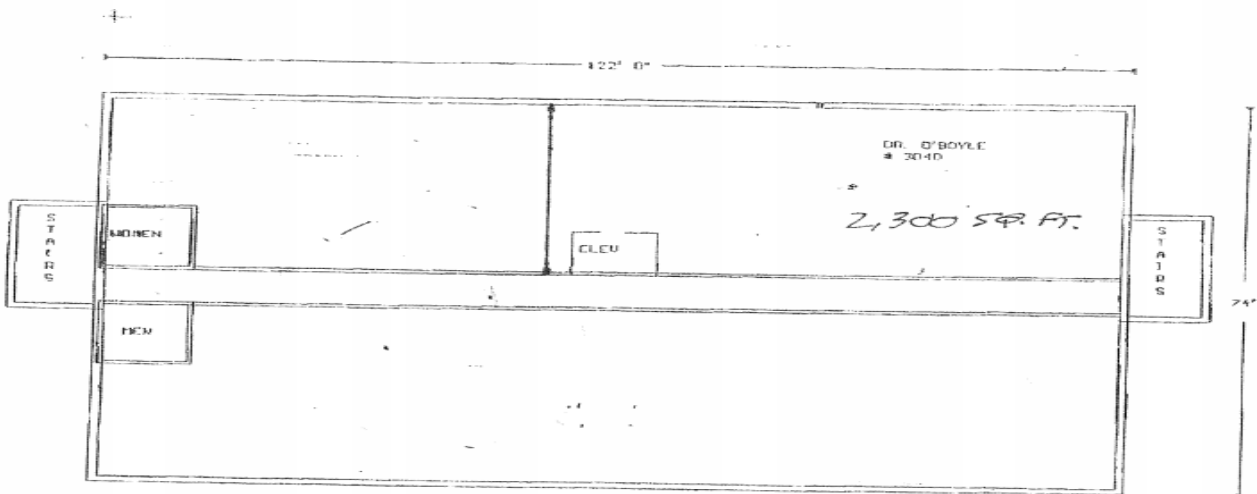
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61 SEATS
26APR2011

MT. POCONO PROFESSIONAL BUILDING - SECOND FLOOR



MOUNT POCONO PROFESSIONAL CENTER FLOOR PLAN - THIRD FLOOR

Plan by: < Unregistered >

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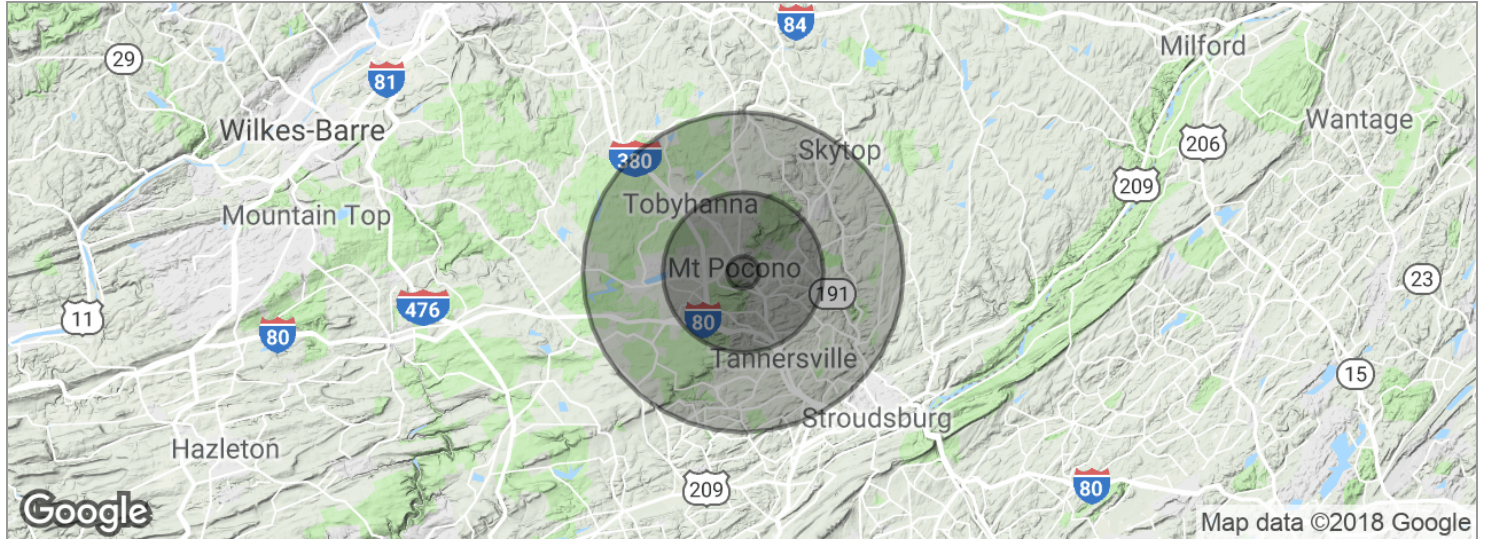
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	799	20,089	76,185
Median age	38.2	39.7	40.1
Median age (male)	37.8	39.3	39.2
Median age (Female)	38.7	39.6	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	309	7,297	27,502
# of persons per HH	2.6	2.8	2.8
Average HH income	\$66,456	\$68,228	\$68,183
Average house value		\$209,669	\$222,002
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	5.6%	13.9%	13.3%
RACE (%)	1 MILE	5 MILES	10 MILES
White	84.0%	74.3%	76.2%
Black	13.5%	19.1%	17.2%
Asian	0.5%	1.2%	1.4%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.2%	0.2%
Other	0.9%	2.3%	2.2%

* Demographic data derived from 2010 US Census

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