

# REDEVELOPMENT SITE

1960 W Main St. • Stroudsburg, PA 18360



**REF# 2620-CL**

**Price:** \$499,000

**Site Size:** 1.15± Acres

**Existing Building Size:** 1,770± SF

**Utilities Available:** Central water & sewer

**Zoning:** C-2 (Stroud Township)

**Road Frontage:** 290'±

**Traffic Count:** 9,251VPD

Rev. 07.19.18 MJB

Convenient location along West Main Street only one-half-a-mile from Exit 305 of I-80.

Lot is flat with existing three bedroom, 1,700+ square foot residence.

Public water service is on-site and central sewer and gas are available.

C-2 zoning permits many varied uses, including office, retail, medical, auto sales and many more. Contact Township for complete list.

**Demographic Data\*:** 5 Mile Radius

2018 Population 48,774

# of Households 17,097

2018 Avg HHI \$81,074 *\*data source esri.*

**Michael Baxter  
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