

9,000SF FLEX SPACE

137 Market Way | Mount Pocono, PA

FOR LEASE



THE SPACE

Location	137 Market Way Mount Pocono, PA 18344
County	Monroe
Square Feet	9,000
Annual Rent PSF	\$11.00
Lease Type	NNN

HIGHLIGHTS

- Industrial Zoning
- 7,200SF Warehouse Area
- 20' Clear Ceiling Height in Warehouse
- Two Loading Docks
- One Drive-In Door
- 2,000 AMP, 3 Phase Power
- 1,800SF Office



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,373	12,619	26,404

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$103,091	\$95,663	\$93,338

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
955	4,791	10,031



Brian Coyne
Associate Broker
(570) 350-3106
bcoyne@sercommercial.com
AB068391

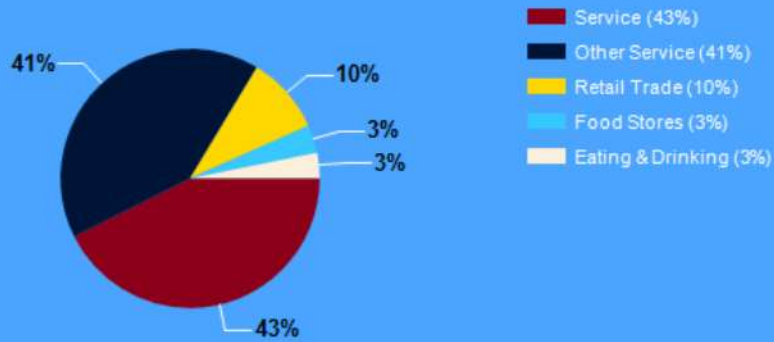
PROPERTY FEATURES

NET RENTABLE AREA (SF)	9,000
LAND ACRES	3.4
YEAR BUILT	2003
ZONING TYPE	Industrial
CEILING HEIGHT	20
DOCK HIGH DOORS	2
GRADE LEVEL DOORS	1
OFFICE SF	1800



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Major Industries by Employee Count



Monroe County GDP Trend

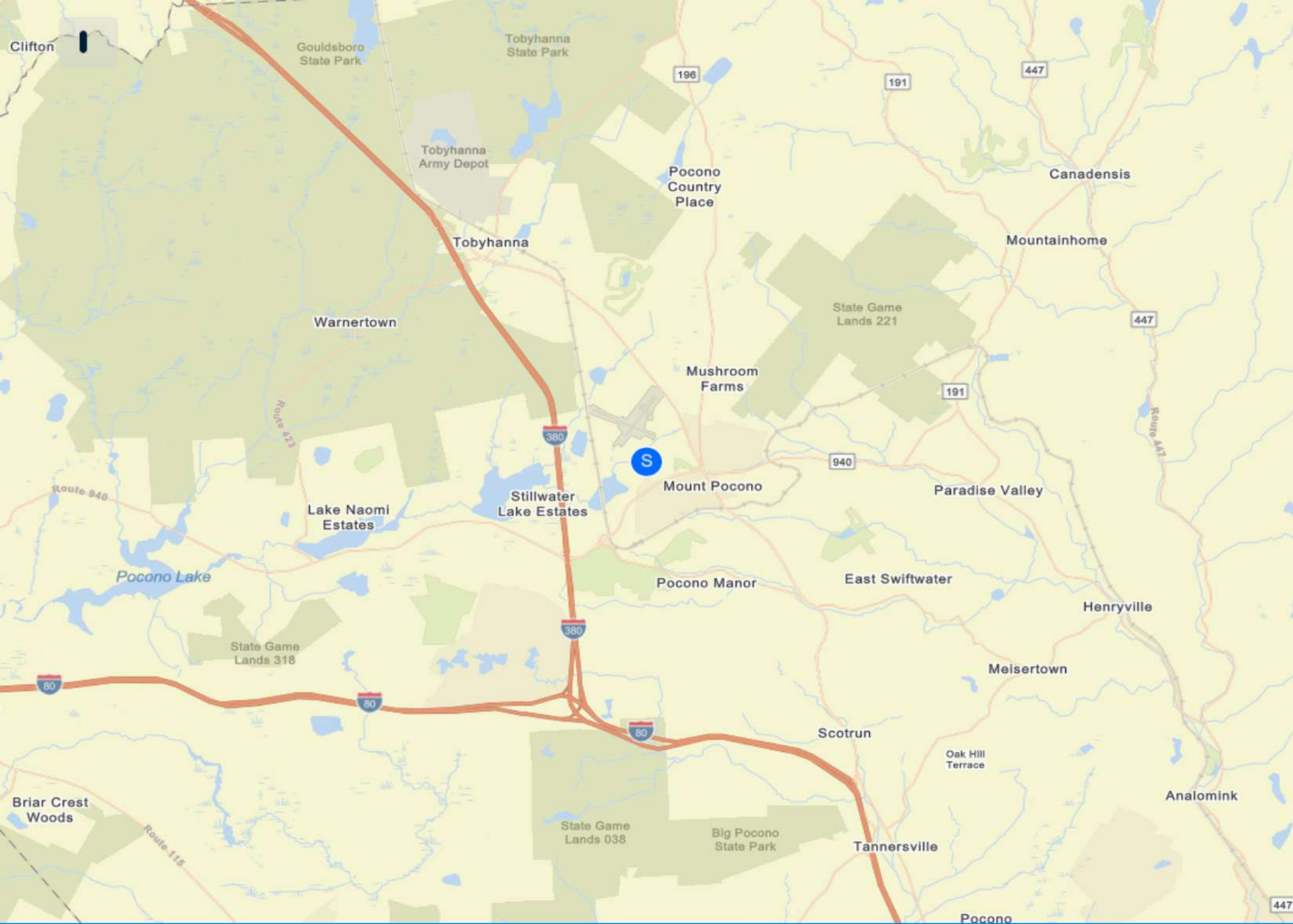


Largest Employers

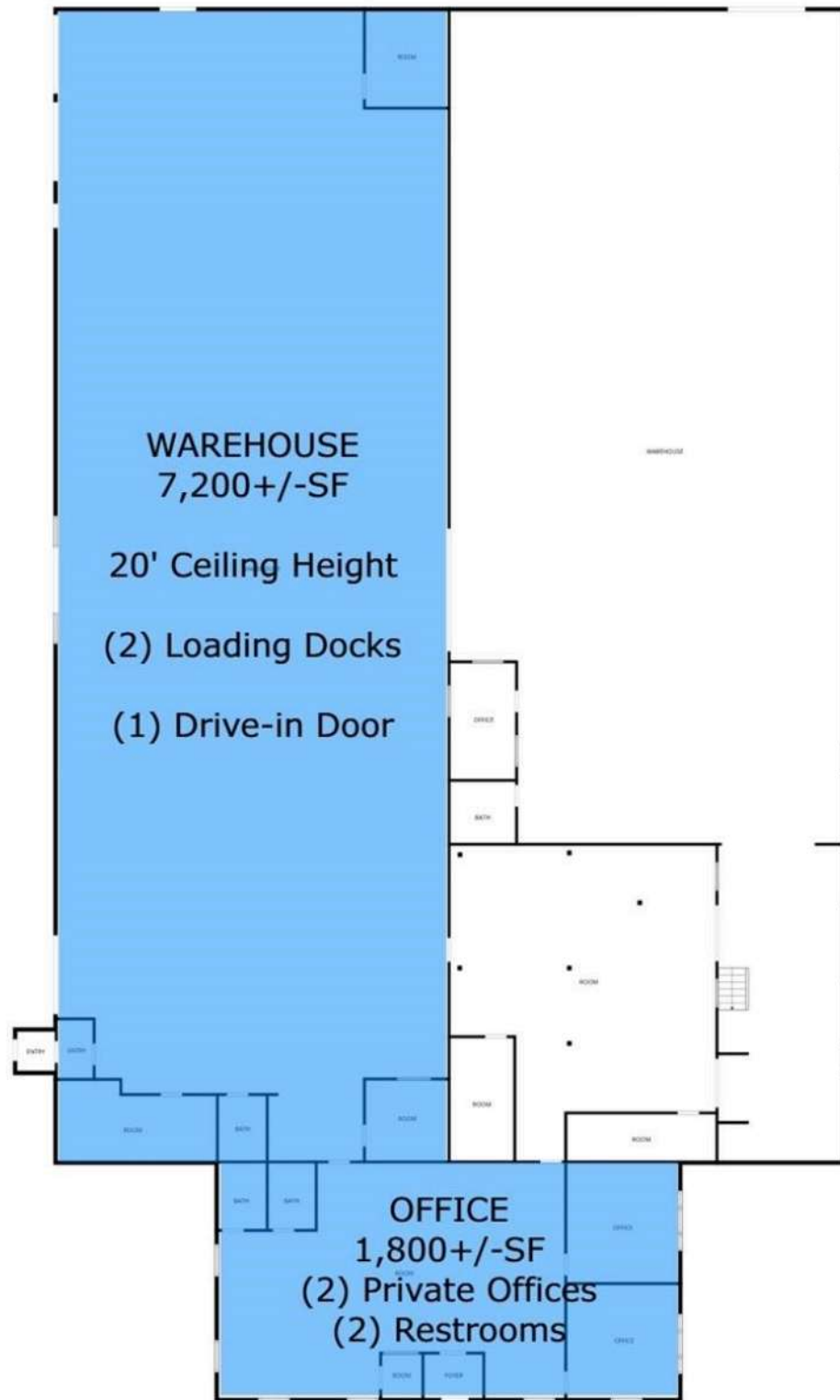
Tobyhanna Army Depot	3,855
Sanofi Pasteur	2,400
Lehigh Valley Hospital – Pocono	2,000
Kalahari Resort & Conventions	1,374
Wal-Mart Associates	1,200
Pocono Mountain School District	1,145
Mount Airy Casino Resort	1,038
Pleasant Valley School District	900



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WAREHOUSE
7,200+/-SF

- 20' Ceiling Height
- (2) Loading Docks
- (1) Drive-in Door

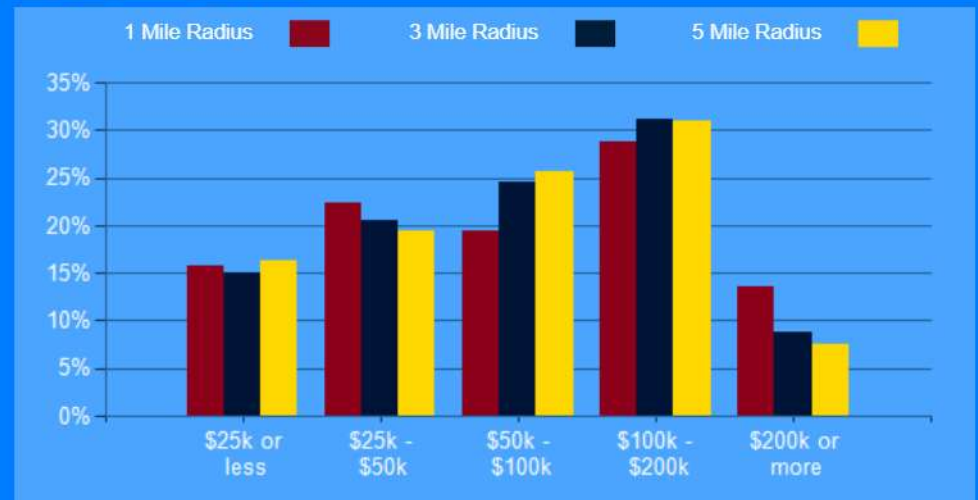
OFFICE
1,800+/-SF
(2) Private Offices
(2) Restrooms

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,115	9,307	19,670
2010 Population	2,487	13,044	26,937
2026 Population	2,373	12,619	26,404
2031 Population	2,344	12,525	26,259
2026 African American	483	2,993	6,124
2026 American Indian	17	63	134
2026 Asian	80	345	703
2026 Hispanic	594	3,271	6,461
2026 Other Race	240	1,400	2,743
2026 White	1,272	6,275	13,583
2026 Multiracial	282	1,538	3,106
2026-2031: Population: Growth Rate	-1.25%	-0.75%	-0.55%

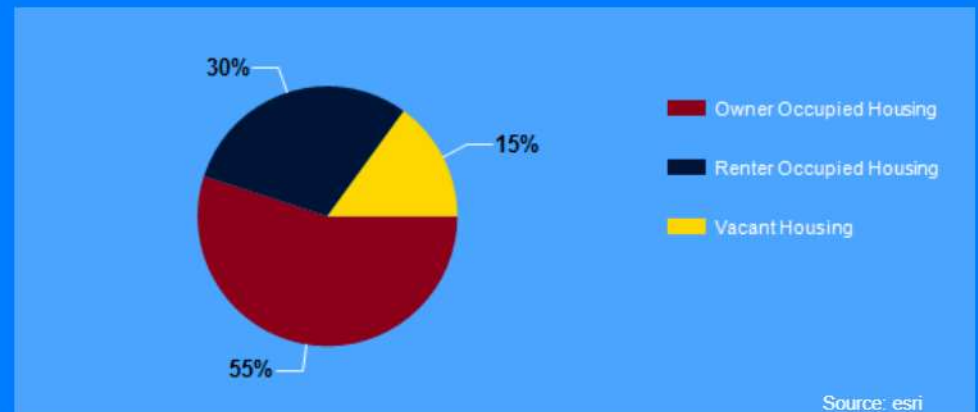
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	44	318	776
\$15,000-\$24,999	107	403	856
\$25,000-\$34,999	102	310	690
\$35,000-\$49,999	111	670	1,266
\$50,000-\$74,999	94	655	1,323
\$75,000-\$99,999	92	521	1,250
\$100,000-\$149,999	179	1,045	2,246
\$150,000-\$199,999	96	448	864
\$200,000 or greater	129	421	760
Median HH Income	\$79,105	\$76,461	\$76,607
Average HH Income	\$103,091	\$95,663	\$93,338



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

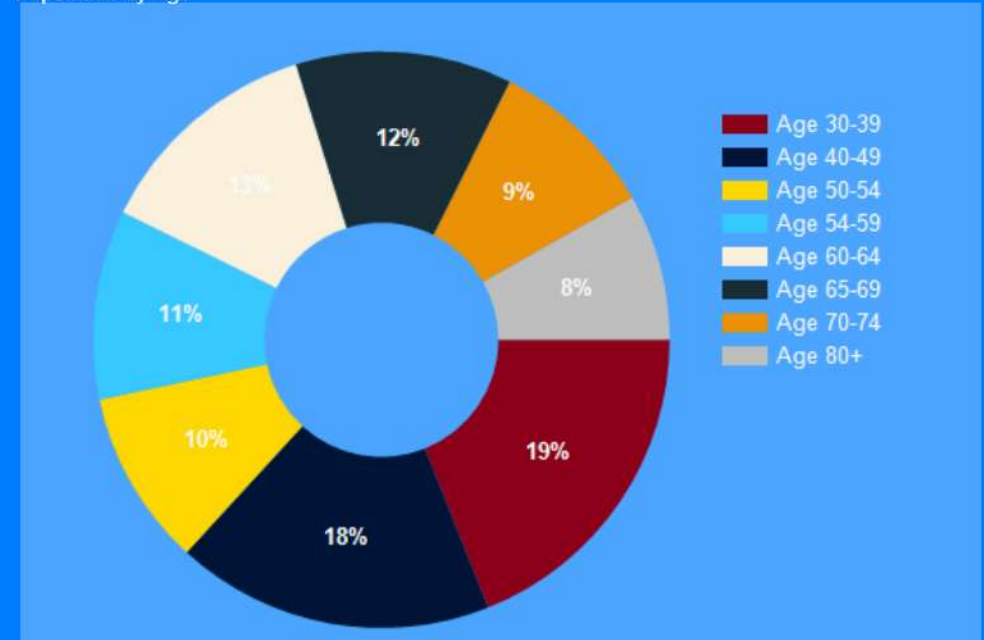


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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	149	857	1,720
2026 Population Age 35-39	124	669	1,445
2026 Population Age 40-44	132	736	1,486
2026 Population Age 45-49	125	675	1,465
2026 Population Age 50-54	142	806	1,699
2026 Population Age 55-59	153	910	1,857
2026 Population Age 60-64	186	970	2,061
2026 Population Age 65-69	175	905	1,875
2026 Population Age 70-74	136	673	1,436
2026 Population Age 75-79	118	533	1,096
2026 Population Age 80-84	60	282	613
2026 Population Age 85+	60	211	415
2026 Population Age 18+	1,937	10,258	21,331
2026 Median Age	44	43	43
2031 Median Age	44	43	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,683	\$85,626	\$85,105
Average Household Income 25-34	\$105,948	\$100,120	\$96,924
Median Household Income 35-44	\$109,229	\$99,153	\$96,006
Average Household Income 35-44	\$127,856	\$112,054	\$110,183
Median Household Income 45-54	\$117,352	\$105,249	\$101,337
Average Household Income 45-54	\$140,264	\$119,063	\$112,155
Median Household Income 55-64	\$98,017	\$87,321	\$83,553
Average Household Income 55-64	\$118,179	\$103,469	\$98,842
Median Household Income 65-74	\$54,566	\$56,073	\$57,493
Average Household Income 65-74	\$86,016	\$80,687	\$80,313
Average Household Income 75+	\$49,966	\$56,950	\$59,443

Population By Age



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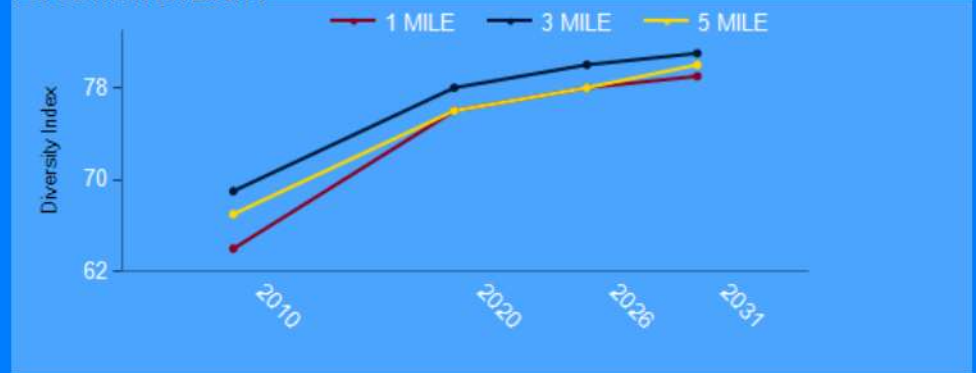
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	79	81	80
Diversity Index (current year)	78	80	78
Diversity Index (2020)	76	78	77
Diversity Index (2010)	64	69	67

POPULATION BY RACE



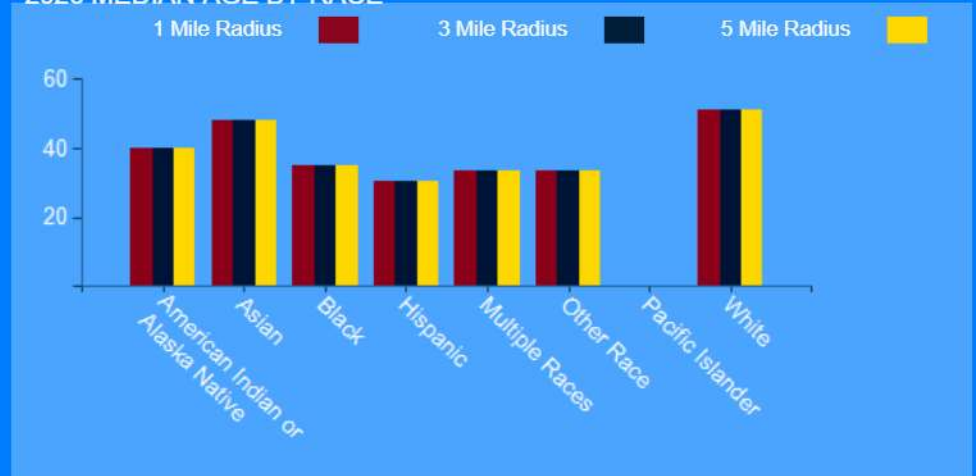
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	16%	19%	19%
American Indian	1%	0%	0%
Asian	3%	2%	2%
Hispanic	20%	21%	20%
Multiracial	10%	10%	9%
Other Race	8%	9%	8%
White	43%	40%	41%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	44	45
Median Asian Age	48	45	45
Median Black Age	35	37	36
Median Hispanic Age	30	32	31
Median Multiple Races Age	33	32	32
Median Other Race Age	33	34	34
Median Pacific Islander Age	0	51	50
Median White Age	51	50	50

2026 MEDIAN AGE BY RACE



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SER Commercial Real Estate (SER) was founded to offer the Pocono region exceptional service provided by experienced brokers and advisors. Everyone associated with **SER** has gained firsthand knowledge in all aspects of commercial real estate from development to sales and leasing plus established an extensive network of local professionals to help along the way. In just a few years, **SER** with its reliable, honest advisors has proven itself as the preeminent *commercial only* brokerage in the Pocono Mountains.

02.02.2025



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Brian Coyne
Associate Broker

Brian K. Coyne is Associate Broker and Senior Advisor for SER Commercial Real Estate. He has been a Monroe County resident for over 35 years, attended Pocono Mountain High School and East Stroudsburg University where he studied Media Communications.

For nearly a decade Brian was the Creative Director (among many things) at his Grandfather's advertising agency which focused primarily on the jewelry industry. The family business also included several commercial real estate holdings where Brian picked-up firsthand experience in all aspects of ownership, acquisition and disposition. He also has additional background in apparel and media sales.

In 2003, Brian earned his Real Estate license and began his career in commercial real estate. This background combines to make commercial real estate brokerage an ideal use of his talents. He earned his Pennsylvania broker license in 2018 and is pursuing a CCIM designation to add to his knowledge base.

Brian serves as Chairman of the Stroud Township Zoning Hearing Board and is on the Board of Directors for the Monroe County Industrial Development Authority and Penn's Northeast plus PennDOT's I-80 Project Advisory Committee. Additionally, Brian is a Pennsylvania Notary Public and member of the Pocono Irish American Club. Past Board Member Pocono Mountains United Way and Pocono Alliance.



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9,000SF Flex Space

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Brian Coyne

SER Commercial Real Estate
Associate Broker
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