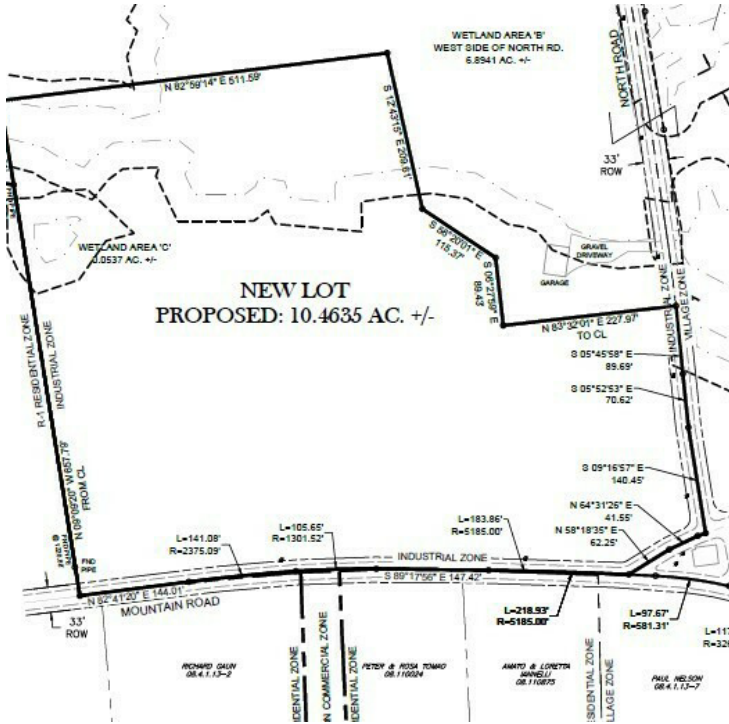


10+ Acre Industrial Development Site

North Road & Mountain Rd., Stroudsburg, PA, PA 18360



OFFERING SUMMARY

Sale Price:	\$1,599,000
Available SF:	Raw Land
Lot Size:	10.46 Acres
Zoning:	Industrial
Market:	Northeast PA
Submarket:	Poconos
Price / Ac:	\$150,000/Ac.

PROPERTY OVERVIEW

This subdivision of 10+ industrially zoned acres has access to 3-phase power (via North Rd), Level Topo, and Public Water. Survey, Wetlands Delimitation, and some engineering have been done. This site fronts both North Rd and Mountain Rd for easy access and flexibility. Site allows for a variety of Industrial uses with favorable Development standards of 75% coverage ratio, 50' (or less) Property Line setbacks. Cleared and ready for your project.

PROPERTY HIGHLIGHTS

- Flexible Industrial Zoning
- Clear and Level
- Easy access to Interstate 80
- 10+ Acres

Dan Lichty

Commercial Advisor

570.801.6170

570.460.2335

daniel.lichty@gmail.com

TACM Commercial Realty Inc

2331 Route 209/Suite 5

Sciota, PA 18354

No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted. Subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. And any special listing Conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

LAND FOR SALE

10+ Acre Industrial Development Site

North Road & Mountain Rd., Stroudsburg, PA, PA 18360



Dan Lichty
Commercial Advisor
570.801.6170
570.460.2335
daniel.lichty@gmail.com

10+ Acre Industrial Development Site

North Road & Mountain Rd., Stroudsburg, PA, PA 18360



Dan Lichty

Commercial Advisor

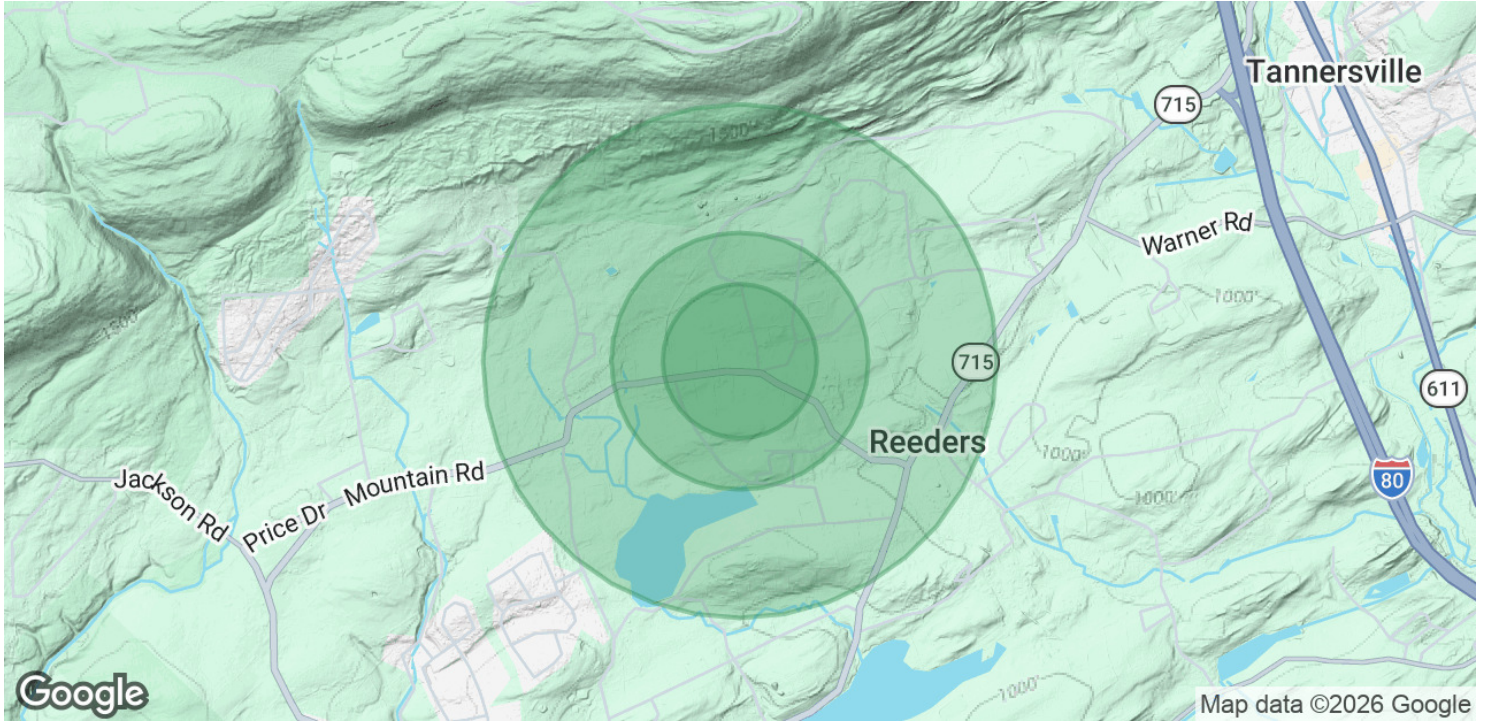
570.801.6170

570.460.2335

daniel.lichty@gmail.com

10+ Acre Industrial Development Site

North Road & Mountain Rd., Stroudsburg, PA, PA 18360



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	28	82	326
Average Age	45	45	45
Average Age (Male)	45	45	44
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	32	127
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$112,966	\$113,019	\$109,837
Average House Value	\$293,922	\$293,787	\$300,593

Demographics data derived from AlphaMap

Dan Lichty
 Commercial Advisor
 570.801.6170
 570.460.2335
 daniel.lichty@gmail.com