

# CROSSINGS AT MARSHALLS CREEK

4551 Milford Rd, East Stroudsburg, PA 18302



**OFFERING SUMMARY**

<b>AVAILABLE SF:</b>	4,000 SF & 8,050 SF & 14,673 SF
<b>LEASE RATE:</b>	\$15.00 - \$24.00 PSF (NNN)
<b>LOT SIZE:</b>	12.58 Acres
<b>BUILDING SIZE:</b>	106,616 SF
<b>ZONING:</b>	C-1
<b>TRAFFIC COUNT:</b>	20,414

**PROPERTY OVERVIEW**

Empire Management of CNY, Inc., is offering retail space for lease in the Crossings at Marshalls Creek. This 106,616 square foot neighborhood shopping center is anchored by Price Chopper, STS Tire & Auto and brand new Lehigh Valley Health Center opened in 2023. Other retailers include Great Clips, Verizon, PA Nails, and Frank's Pizza. Signalized intersection at Oak Grove Drive. This shopping center is one of the newest in the region and offers excellent visibility on Route 209 with a current traffic count over 20,000 ADT and only a few miles from Interstate 80.

**LOCATION OVERVIEW**

Property is located along the retail thoroughway that services residences from Marshalls Creek to Bushkill to Dingmans Ferry. Nearby residential neighborhoods include Country Club of the Poconos, Fox Hollow Estates, White Birch Ridge, and Shawnee Valley. Retailers and food businesses including WaWa, McDonald's, Taco Bell and Jack Williams Tire. The Pocono Mountains is approximately 2 hours from Philadelphia, Harrisburg, or Trenton and 1.5 hours from New York City.

**NEIGHBORING TENANTS**



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**RETAIL FOR LEASE**

**Empire**  
Mgt. Co.

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**AVAILABLE: POCONO URGENT CARE 4,000 SF - \$15 PSF + NNN**



**\* Directly to the Left of Price Chopper Grocery Store Entrance \***



**RETAIL FOR LEASE**

**Empire**  
Mgt. Co.

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**AVAILABLE: FAMILY DOLLAR 8,050 SF - \$15 PSF + NNN**



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**RETAIL FOR LEASE**

**Empire**  
Mgt. Co.

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**AVAILABLE: RITE AID 14,673 SF - \$24 PSF + NNN**



# CROSSINGS AT MARSHALLS CREEK

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**LEASE RATE**

**\$15.00 - \$24.00 SF/YR**

**LOCATION INFORMATION**

Building Name	Crossings at Marshalls Creek
Street Address	4551 Milford Rd
City, State, Zip	East Stroudsburg, PA 18302
County/Township	Monroe/Middle Smithfield Township
Cross Streets	Oak Grove Drive
Signal Intersection	Yes

**BUILDING INFORMATION**

Building Size	106,616 SF
Price / SF	-
Year Built	2013
Tenancy	Multiple
Number Of Floors	1
Construction Status	Existing

**PROPERTY DETAILS**

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	C-1
Lot Size	12.58 Acres
APN#	09732304736050
Lot Frontage	728
Lot Depth	624
Corner Property	Yes
Traffic Count	20,414
Traffic Count Street	US209

**PARKING & TRANSPORTATION**

Parking Type	Surface
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<b>LEASE RATE:</b>	VARIABLES	<b>TOTAL SPACE:</b>	4,000 SF & 8,050 SF & 14,673 SF
<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
Inline	\$15.00 - \$24.00 PSF	NNN	4,000 SF & 8,050 SF & 14,673 SF

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# CROSSINGS AT MARSHALLS CREEK

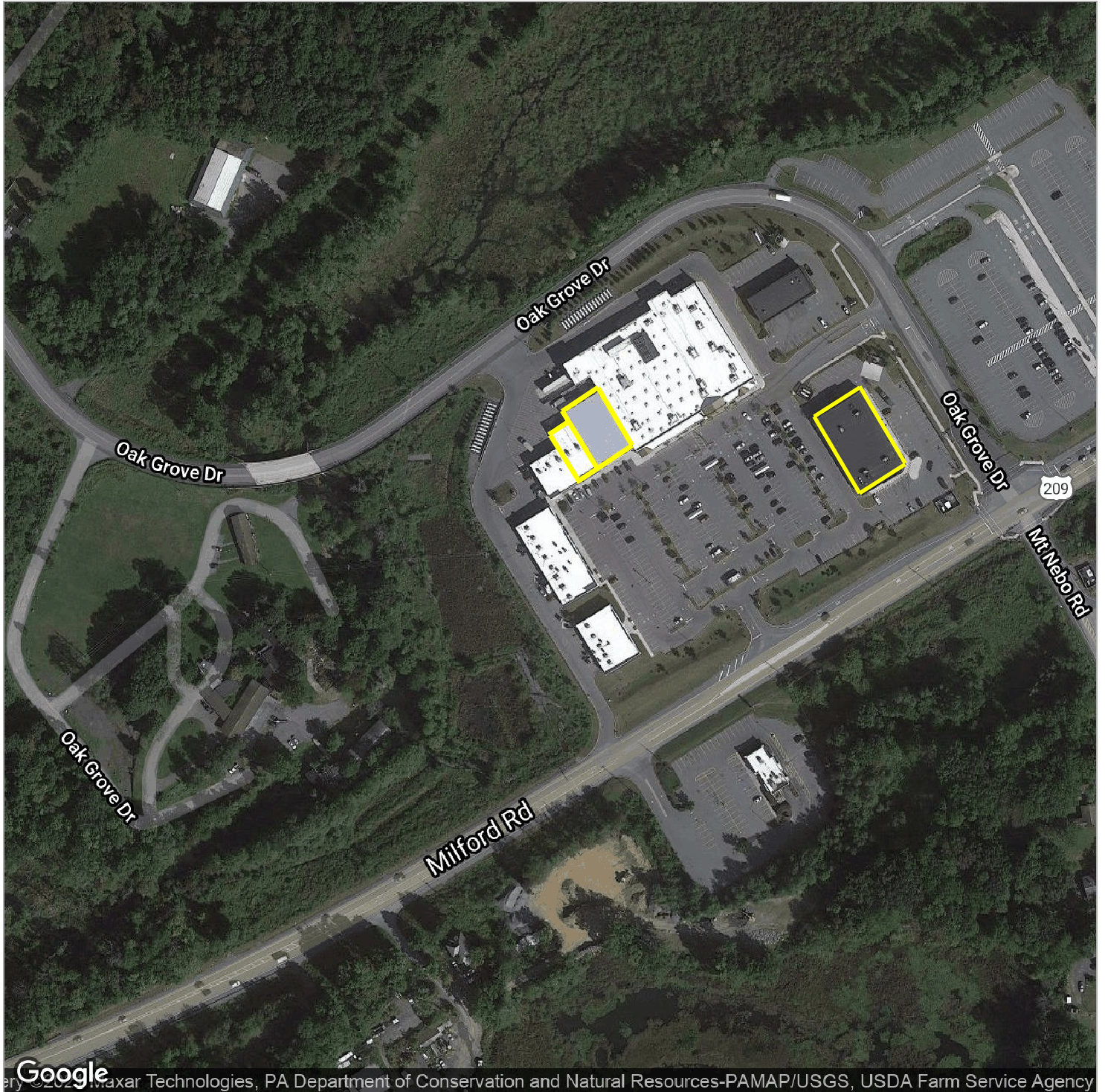
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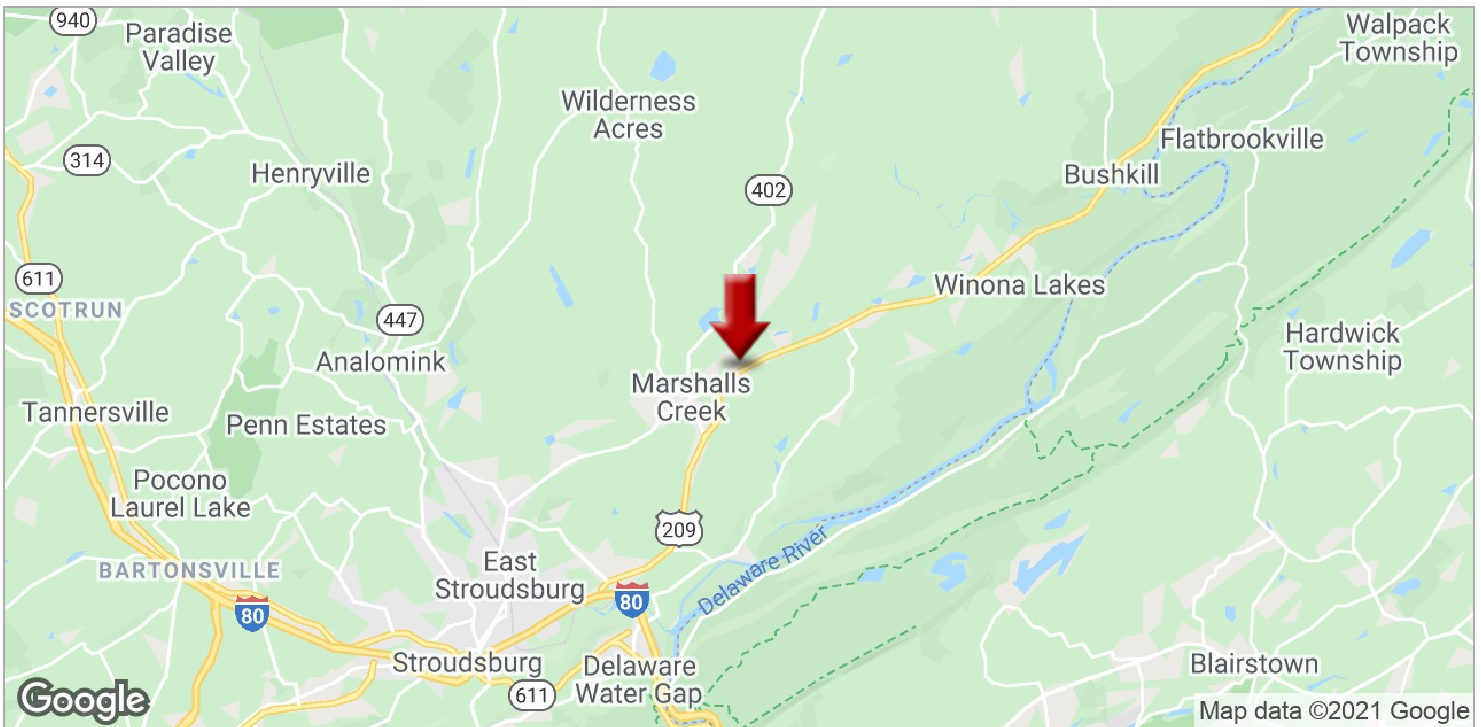
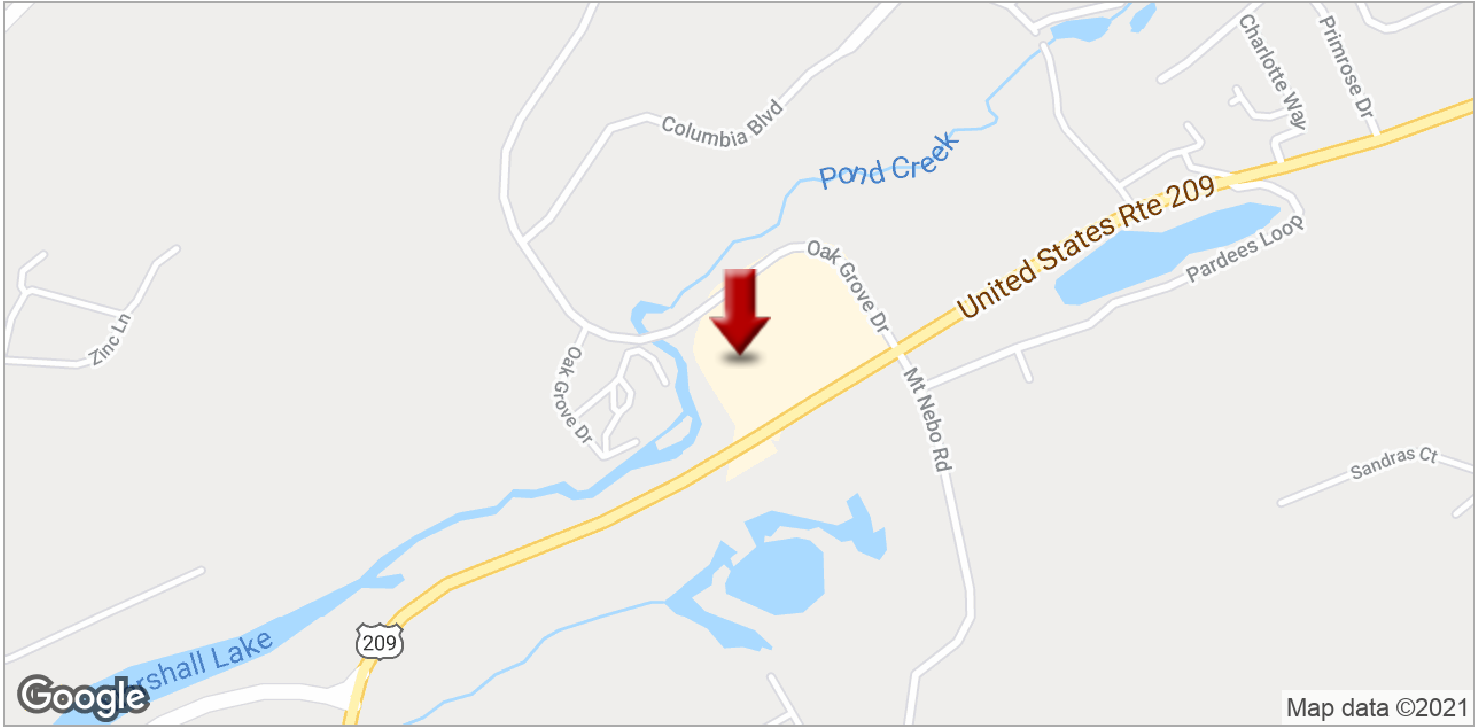


Google, Maxar Technologies, PA Department of Conservation and Natural Resources-PAMAP/USGS, USDA Farm Service Agency



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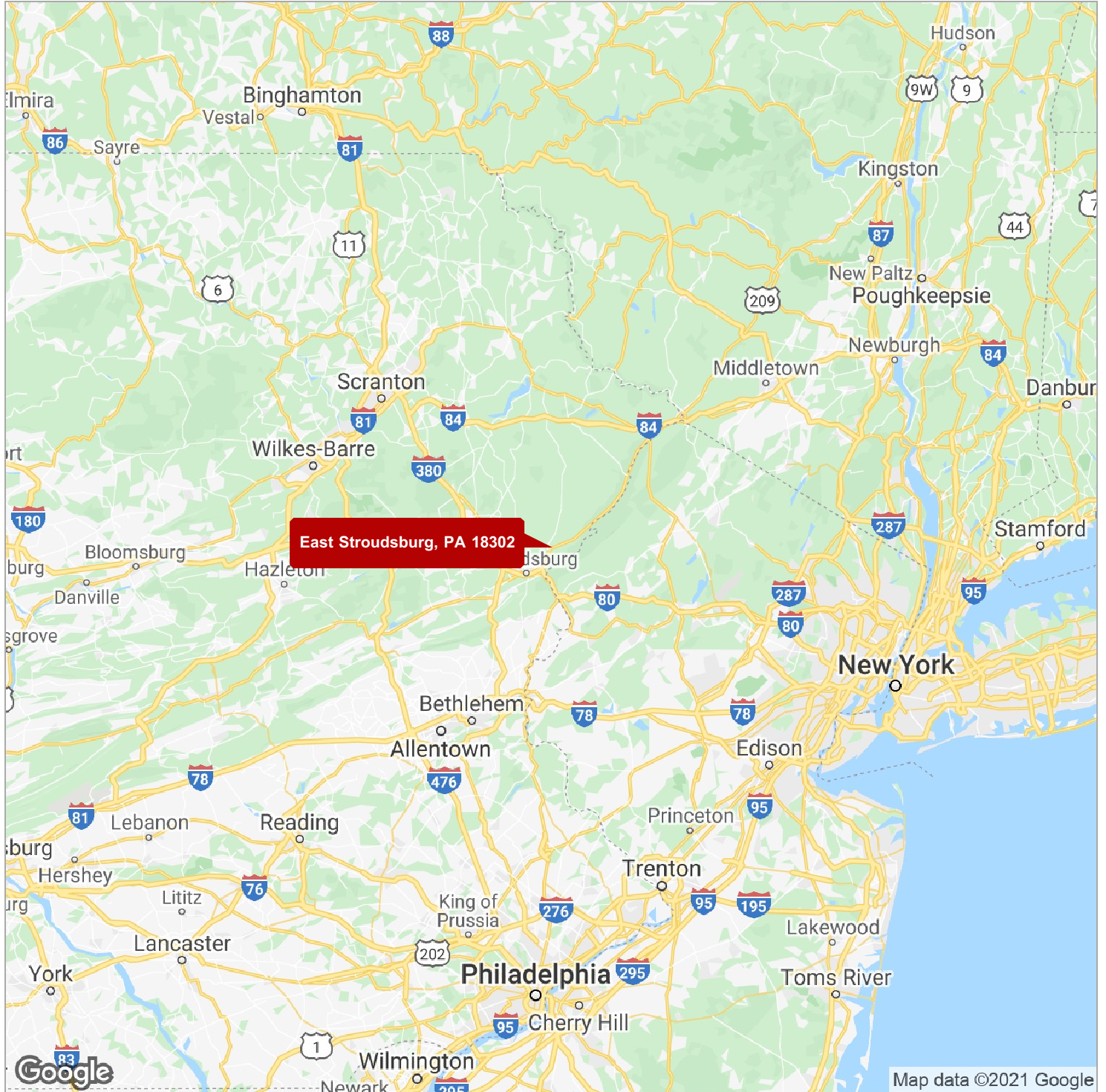
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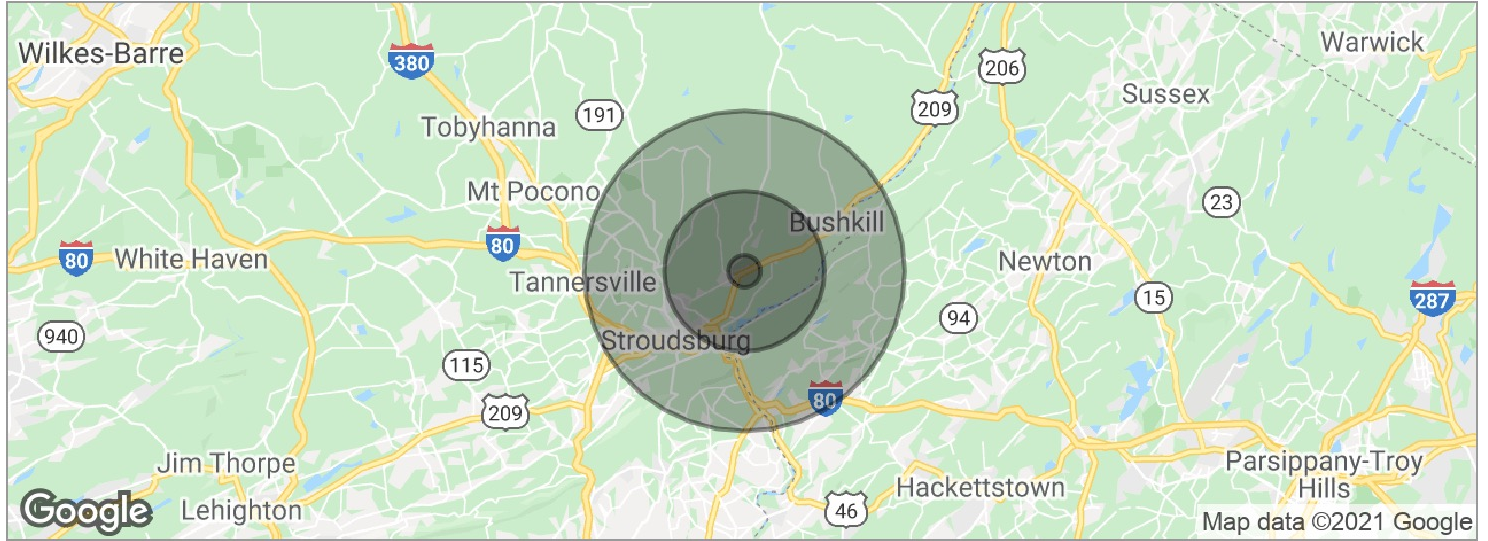


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	1,090	23,284	99,950
Median age	38.4	38.0	37.7
Median age (male)	37.8	35.6	35.8
Median age (Female)	39.2	40.4	39.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	374	8,042	34,983
# of persons per HH	2.9	2.9	2.9
Average HH income	\$71,980	\$69,663	\$71,898
Average house value	\$248,814	\$247,260	\$255,814
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	21.1%	19.8%	14.2%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
White	68.0%	74.8%	77.3%
Black	19.2%	14.5%	13.6%
Asian	2.6%	2.7%	2.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.1%
Other	9.0%	6.1%	3.9%

\* Demographic data derived from 2010 US Census