

CROSSINGS AT MARSHALLS CREEK

4551 Milford Rd, East Stroudsburg, PA 18302



OFFERING SUMMARY

AVAILABLE SF:	4,000 SF & 14,673 SF
LEASE RATE:	\$15.00 - \$24.00 PSF (NNN) Subject to Change / Deal Dependent
LOT SIZE:	12.58 Acres
BUILDING SIZE:	106,616 SF
ZONING:	C-1
TRAFFIC COUNT:	20,414

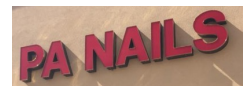
PROPERTY OVERVIEW

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, AT&T, 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



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 ***

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



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LEASE RATE	\$15.00 - \$24.00 SF/YR
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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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LEASE RATE	VARIABLE	TOTAL SPACE	4,000 SF & 14,673 SF
LEASE TYPE	NNN	LEASE TERM	Negotiable

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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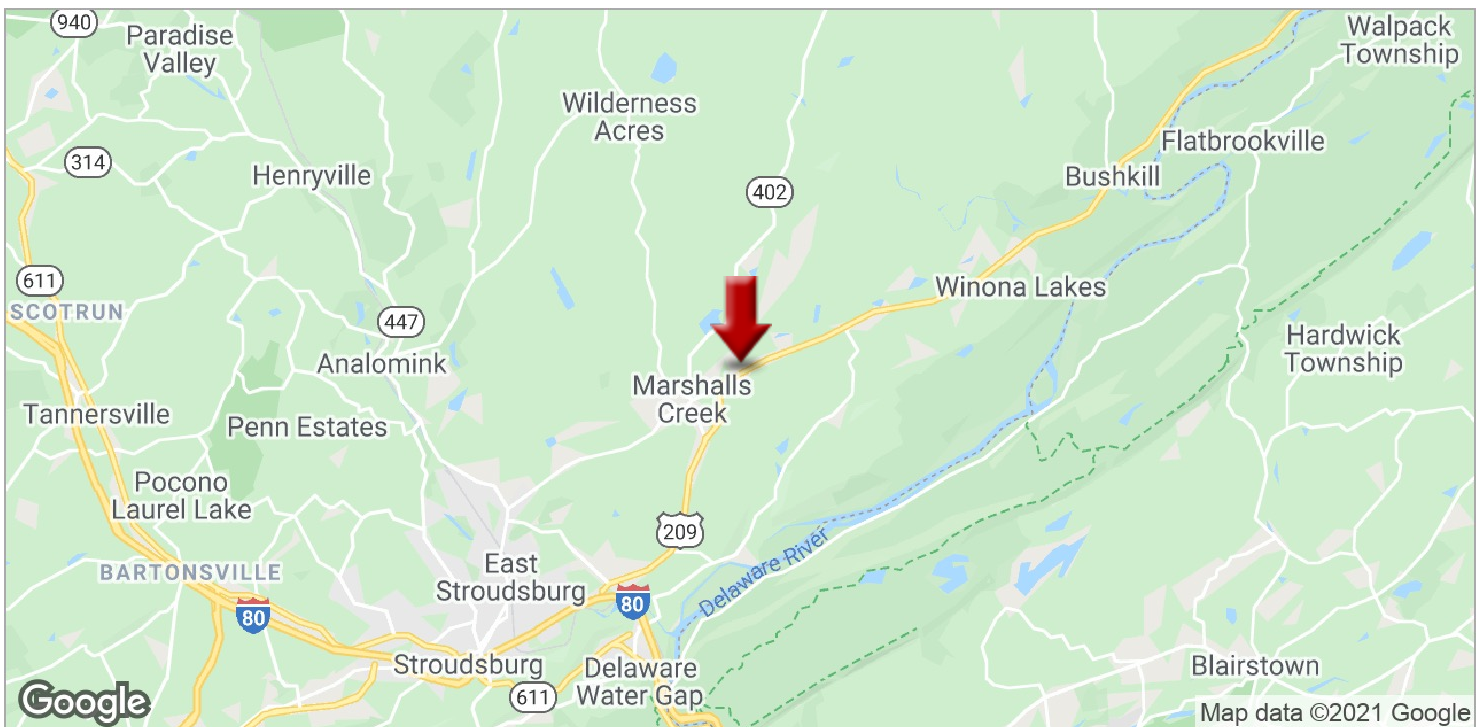
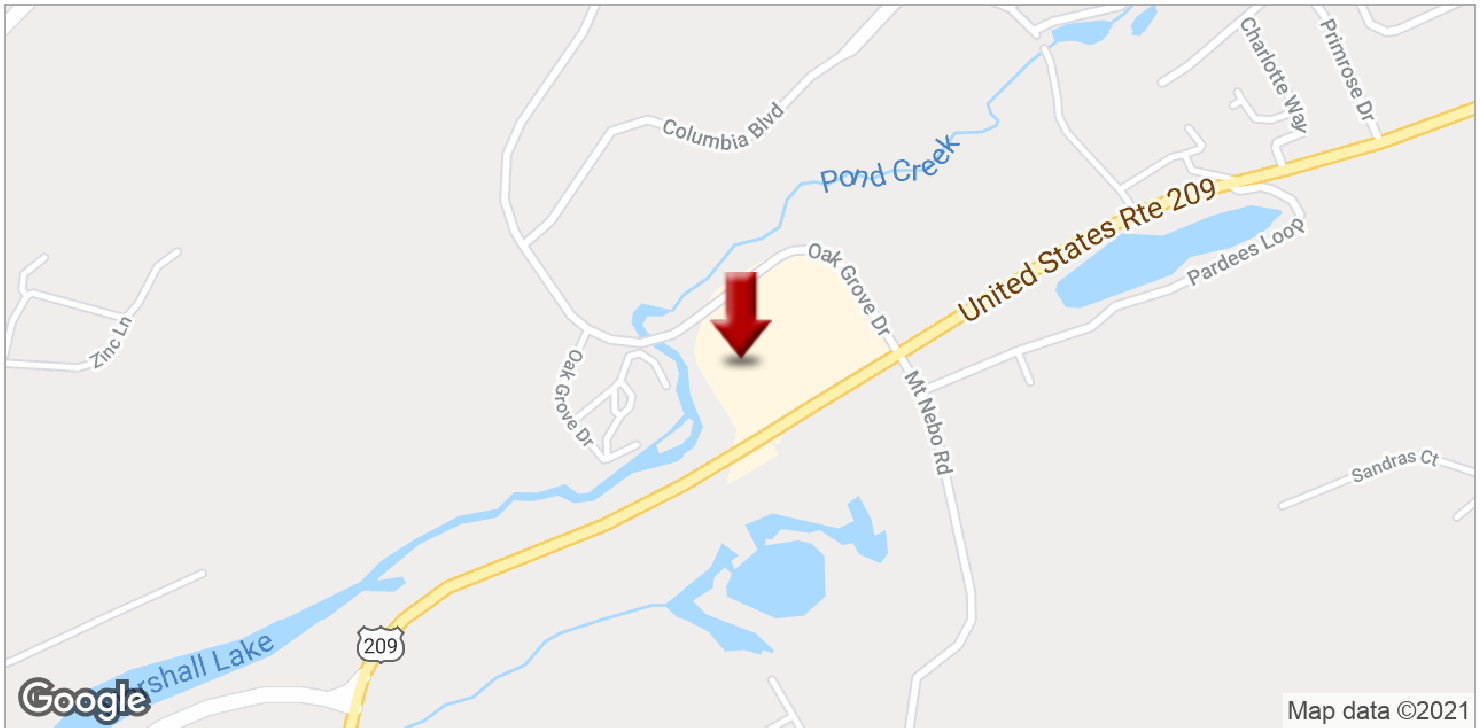
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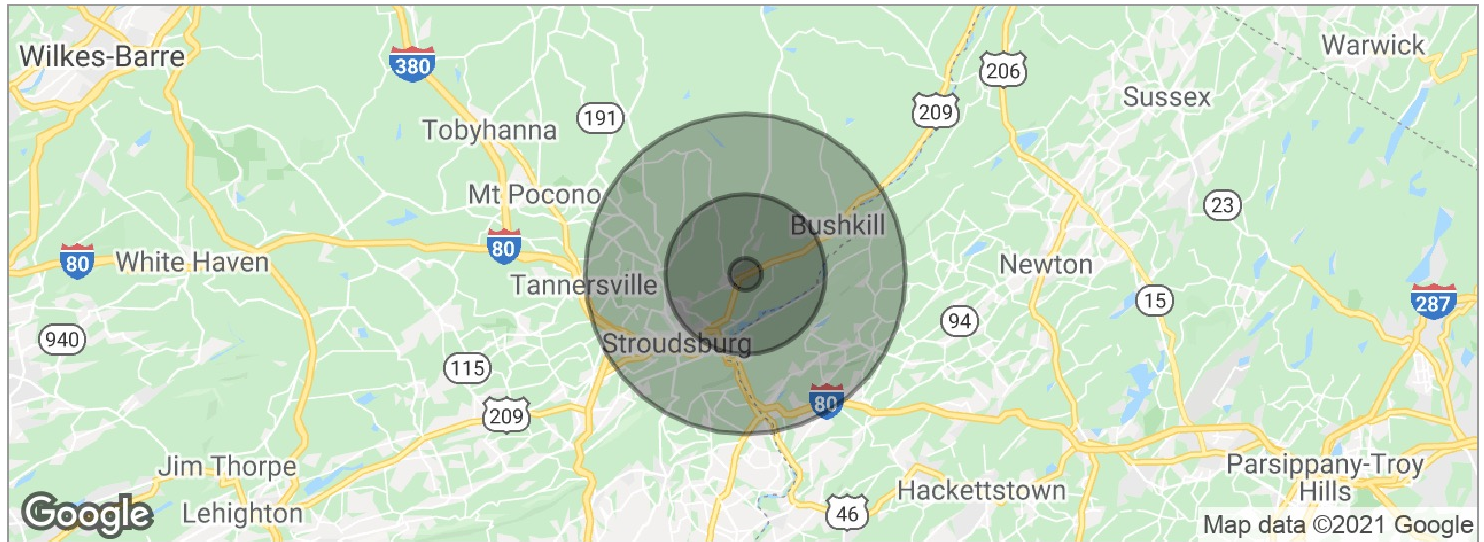
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,090	23,284	99,950
Median age	38.4	38.0	37.7
Median age (male)	37.8	35.6	35.8
Median age (Female)	39.2	40.4	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	374	8,042	34,983
# of 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
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	21.1%	19.8%	14.2%
RACE (%)	1 MILE	5 MILES	10 MILES
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