

CROSSINGS AT MARSHALLS CREEK

4551 Milford Rd, East Stroudsburg, PA 18302



OFFERING SUMMARY

AVAILABLE SF:	1,400 SF & 14,673 SF
LEASE RATE:	\$18.00 - \$24.00 PSF (NNN)
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, 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: FORMER RITE AID

14,673 SF - \$15 PSF + NNN

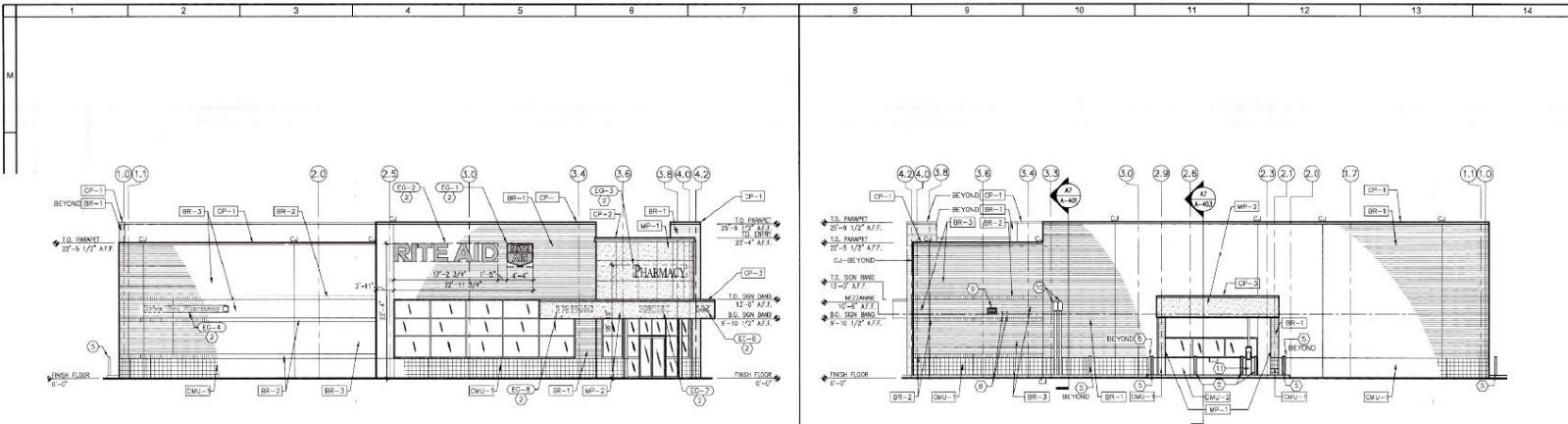


*** AVAILABLE NOW ***

CROSSINGS AT MARSHALLS CREEK

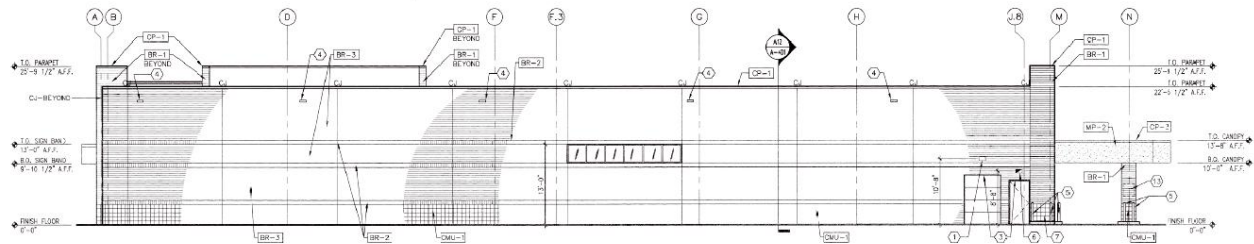
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Exterior Elevation Plans

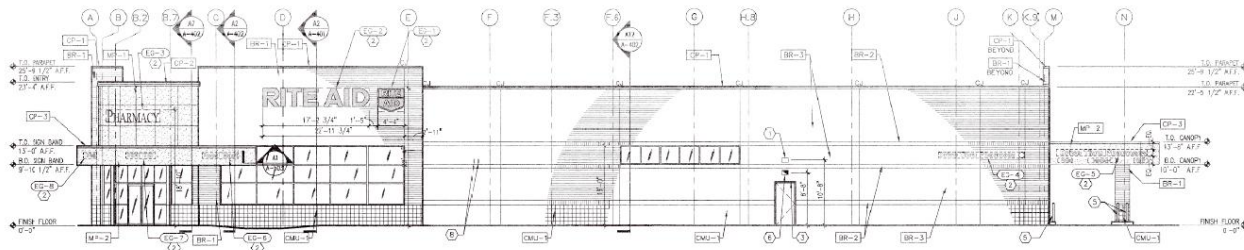


J1 EXTERIOR ELEVATION - SHORT SIDE FRONT
RE: A3/A-101

J8 EXTERIOR ELEVATION - SHORT SIDE REAR
RE: A3/A-101



E1 EXTERIOR ELEVATION - LONG SIDE REAR
RE: A3/A-101

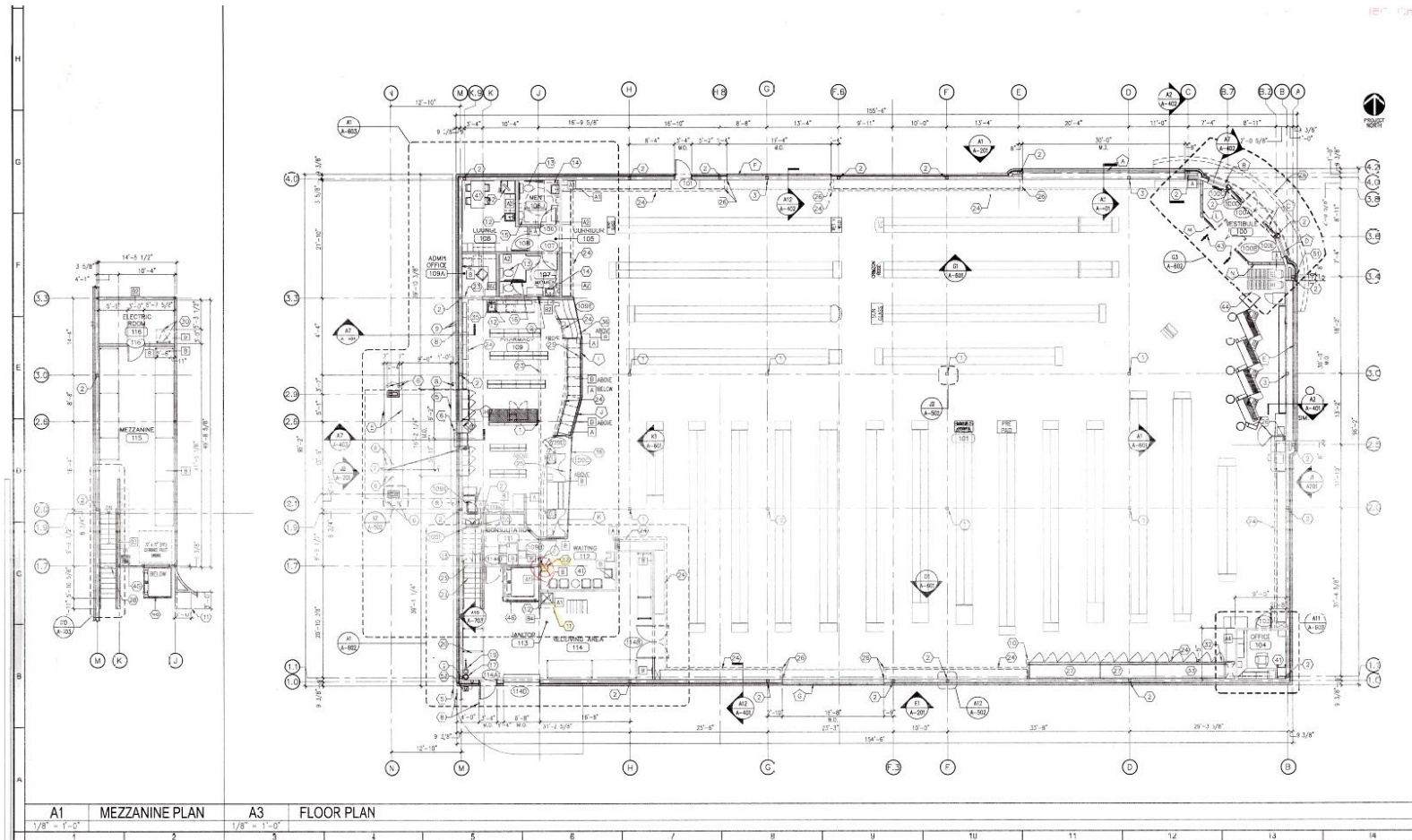


A1 EXTERIOR ELEVATION - LONG SIDE FRONT
RE: A3/A-101

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First Floor & Mezzanine Plan



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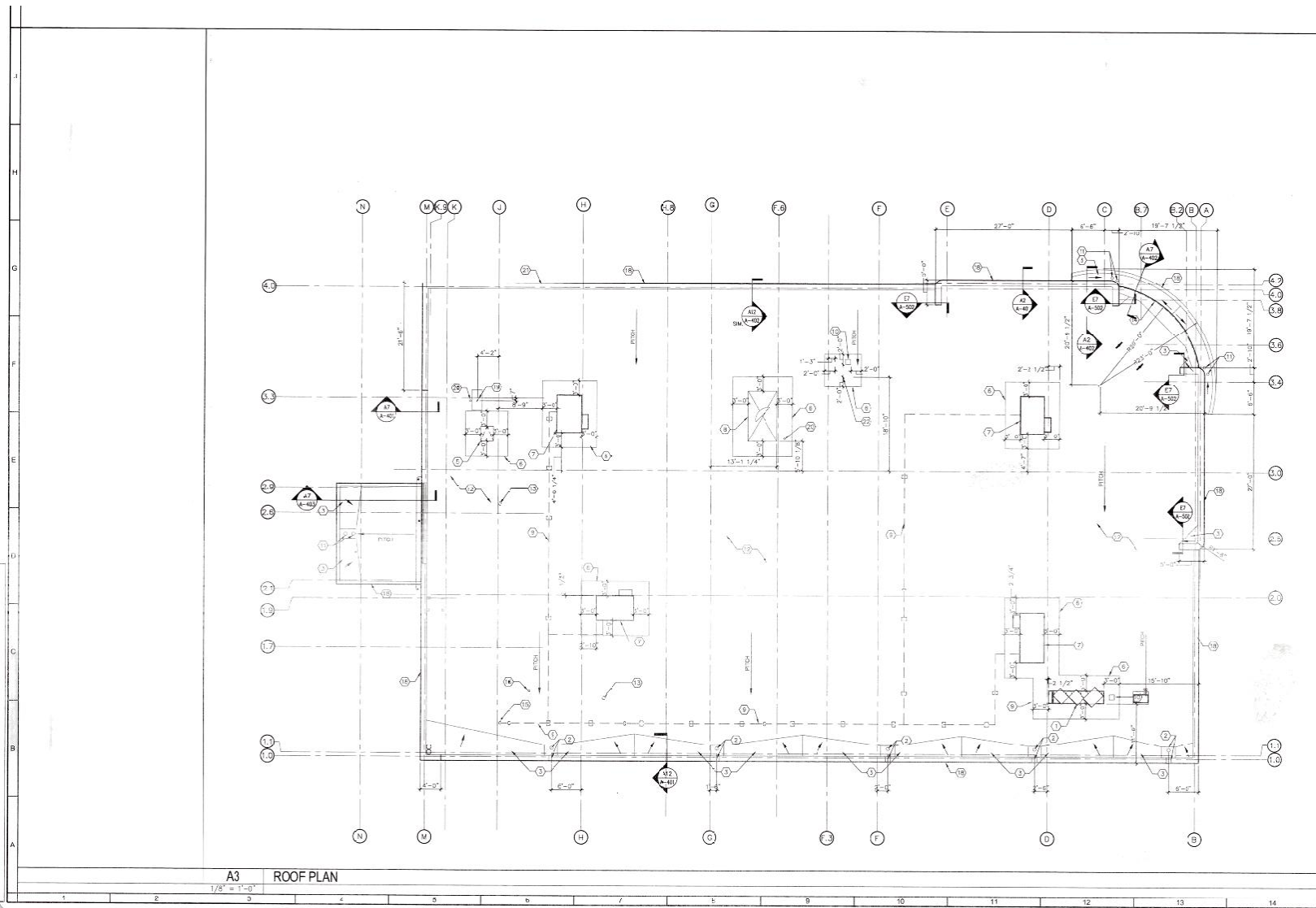
Ceiling Plan



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Roof Plans



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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	VARIES	TOTAL	1,400 SF & 14,673 SF
RATE:		SPACE:	
LEASE	NNN	LEASE TERM:	Negotiable
TYPE:			

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
Inline	\$15.00 - \$24.00 PSF	NNN	1,400 SF & 14,673 SF

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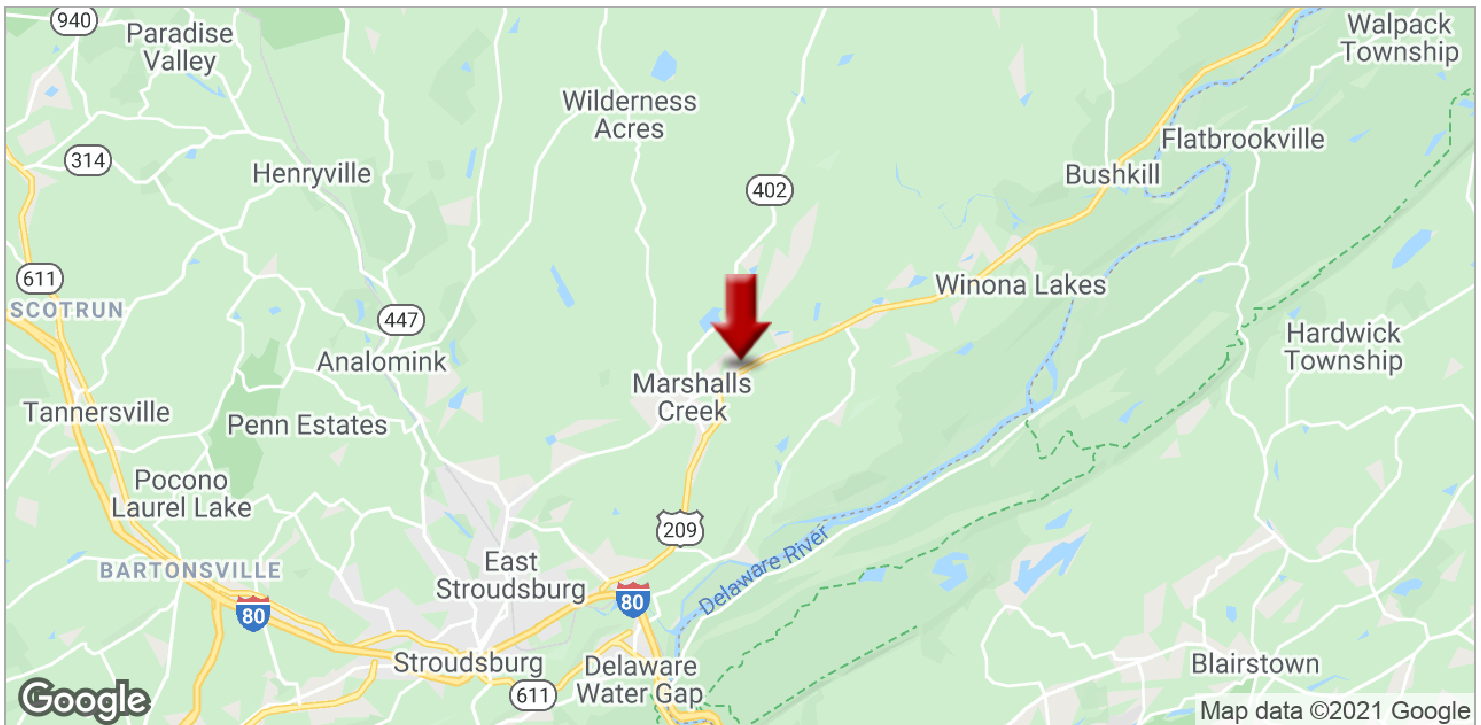
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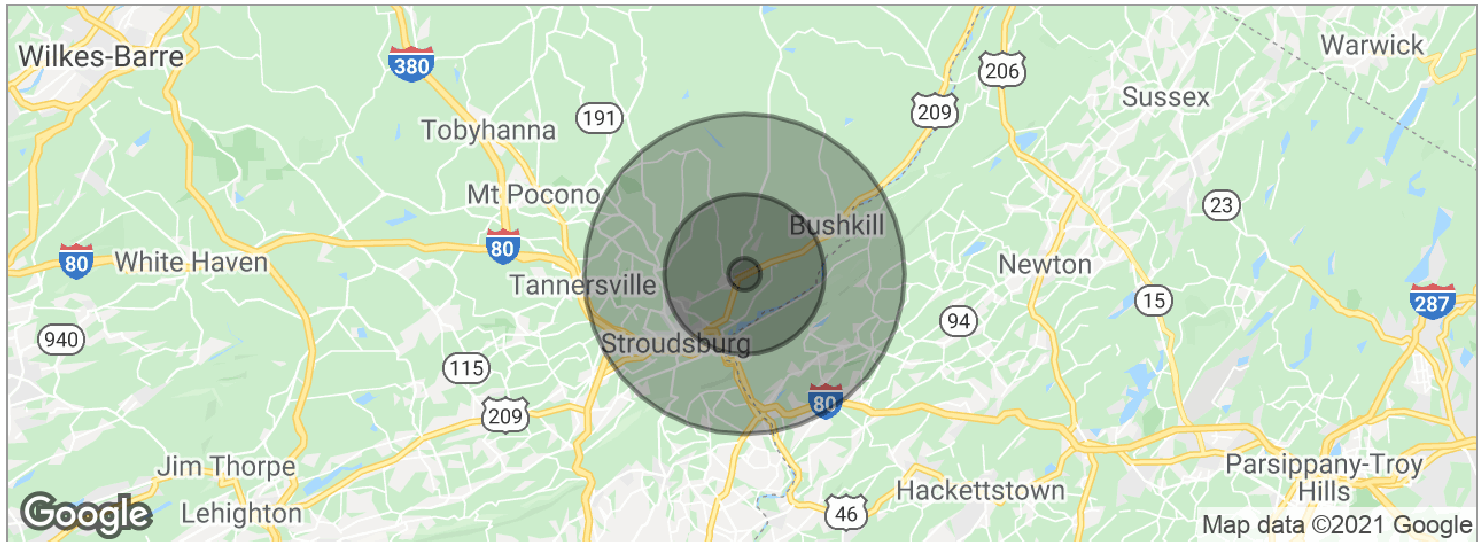
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,090	23,284	99,950
Median age	38.4	38.0	37.7
Median age (male)	37.8	35.6	35.8
Median age (Female)	39.2	40.4	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	374	8,042	34,983
# of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