



## The Mt. Laurel Entertainment Complex

Acquisition Opportunity  
Introductory Overview

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# Executive Summary

- Property Overview
  - Owner wishes to sell its fee simple interest in The Mt. Laurel Entertainment Complex including the Performing Arts Center (“PAC”), Lakeside Theater, and the Reception Center & Office collectively totaling over fifty-five (55) acres. This offering includes full access easements to Bushkill Falls Road (S.R. 2003), parking easements, future parking development rights, and access to Mt. Laurel Lake; a scenic 90-acre recreation & sport fishing glacial lake with existing dock access.
  - The Mt. Laurel Performing Arts Center and Lakeside Theater underwent extensive renovations in 2003-4 representing over Thirty-Six Million Dollars (\$36,000,000.00) worth of capital investment
- Location
  - The Mt. Laurel Entertainment Complex is located in Lehman Township, Pike County, Pennsylvania, 18 miles north of Stroudsburg in the Pocono Mountain Region. The Complex is situated on Bushkill Falls Road northwest of Delaware Water Gap National Park and Route 209, the connector road between Interstates 80 and 84. Mt. Laurel is located less than 90 minutes driving time from New York City and Philadelphia and only 75 minutes from Newark, New Jersey.

# Executive Summary Cont'd

## ▪ **Mt. Laurel PAC**

- This Centerpiece of the Mt. Laurel Entertainment Complex has 2,500 indoor seats, with full climate control and the ability to open the rear of the auditorium to the uncovered lawn amphitheater space. The gently sloping outdoor lawn area has capacity for approximately 7,500 people with clear sight lines to the stage. This 51.64 acre parcel is complete with an adjacent parking area and lot, with overhead lighting.

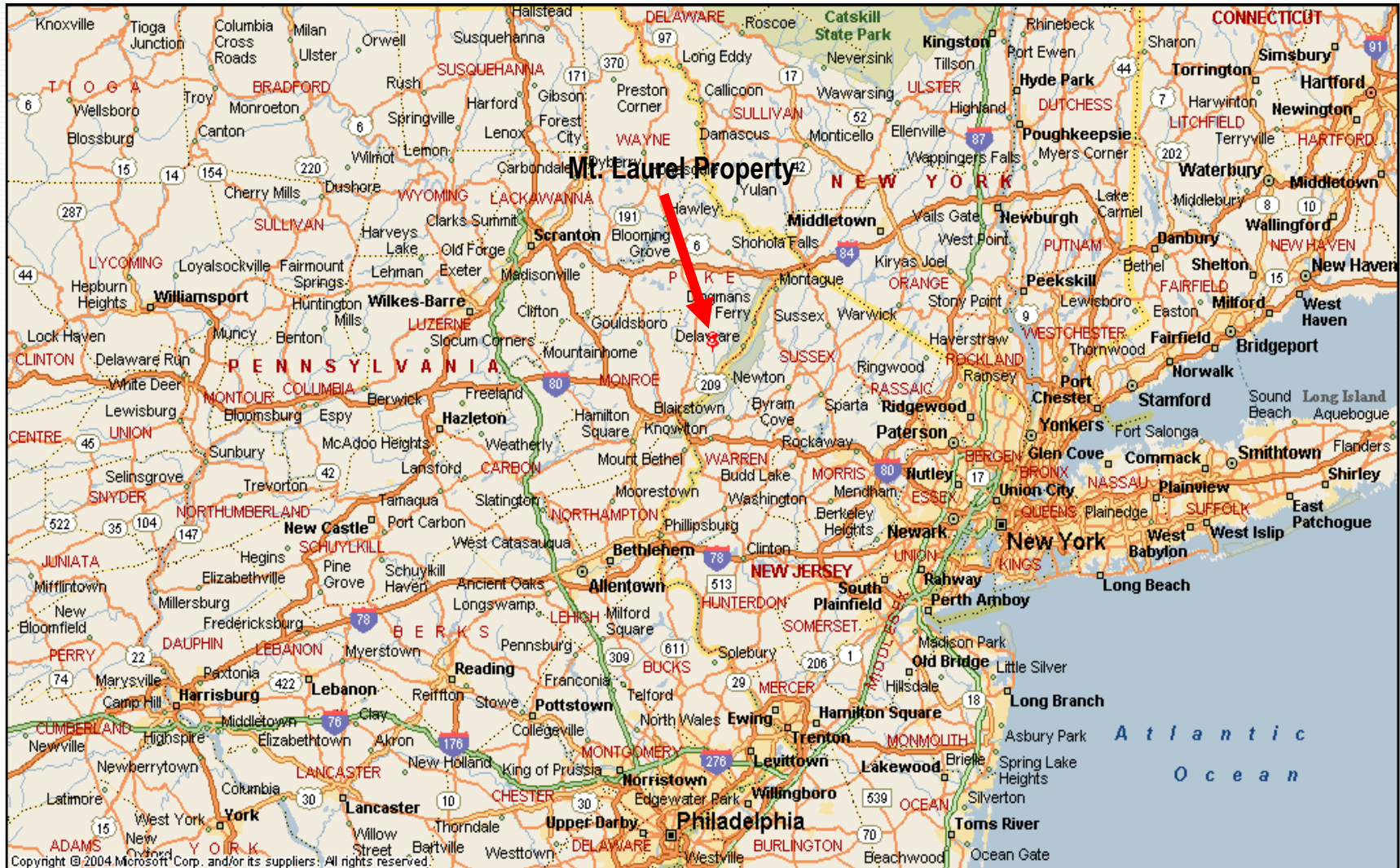
## ▪ **The Lakeside Theatre**

- A 400-seat, cabaret-style theatre with full-length glass windows overlooking the Mt. Laurel Lake and fully restored in a manner consistent with its turn-of-the-century design. The Lakeside Theater also hosts a full service reception bar room prior to entering the 400-seat dining theater and a fully equipped catering kitchen. The 1.21 acre parcel has full access to Mt. Laurel Lake and the adjacent docks as well as an easement in perpetuate to develop an approximately 127-space parking lot on approximately one acre of adjacent land.

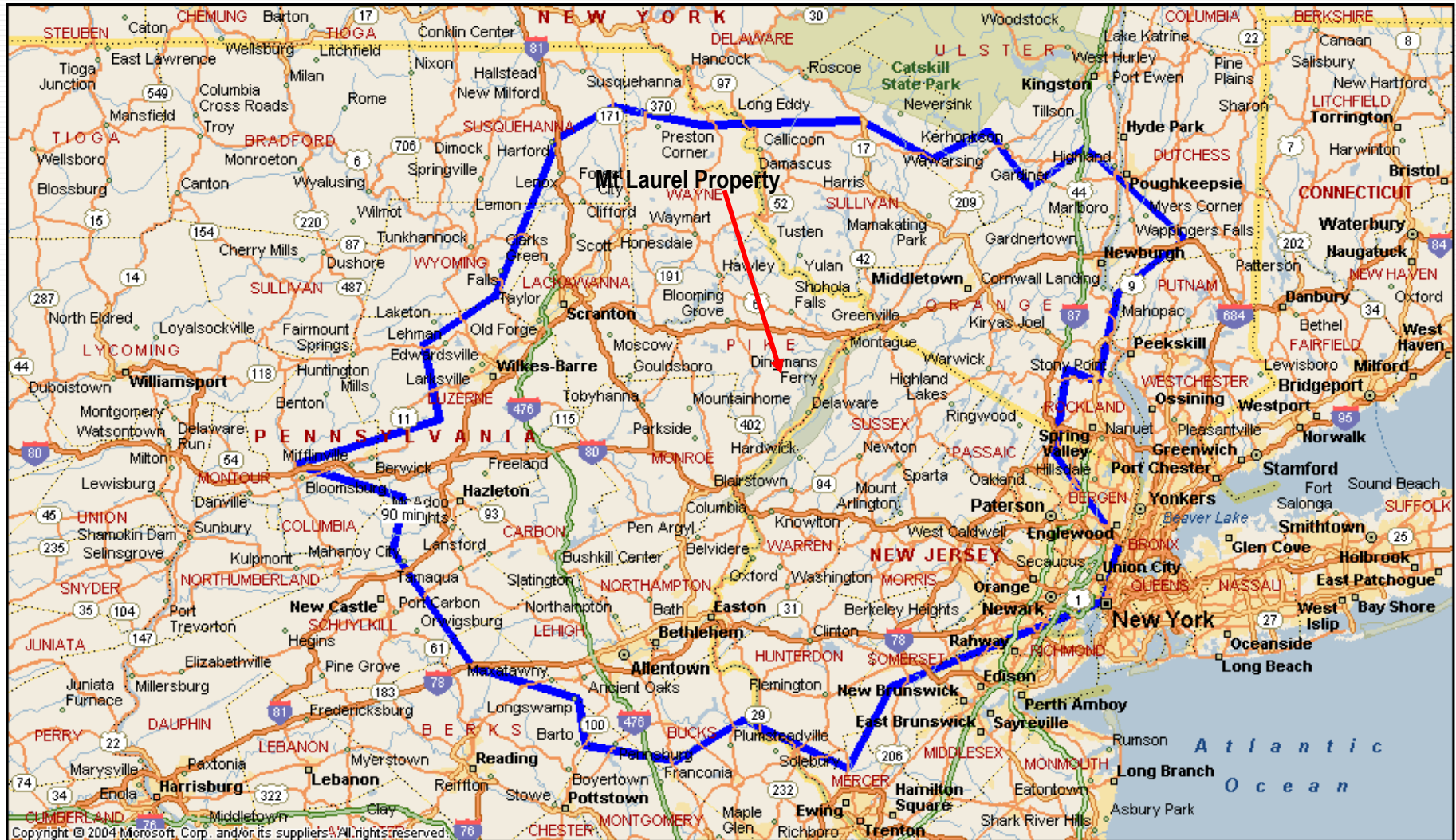
## ▪ **Mt. Laurel Reception Center & Offices**

- This 1.61-acre property is situated immediately at the entrance of the Mt. Laurel Entertainment Complex at the convergence of the two respective roads leading to 1) the Mt. Laurel PAC and 2) the Lakeside Theater. The improvements onsite include a full reception center with a great room lobby which boasts a fireplace and hardwood floors. There are also 8 separate offices/rooms flanking the great room which is surrounded with landscaping, including stone walls, mature trees and served by an adjacent parking area.

# Location – Regional Map

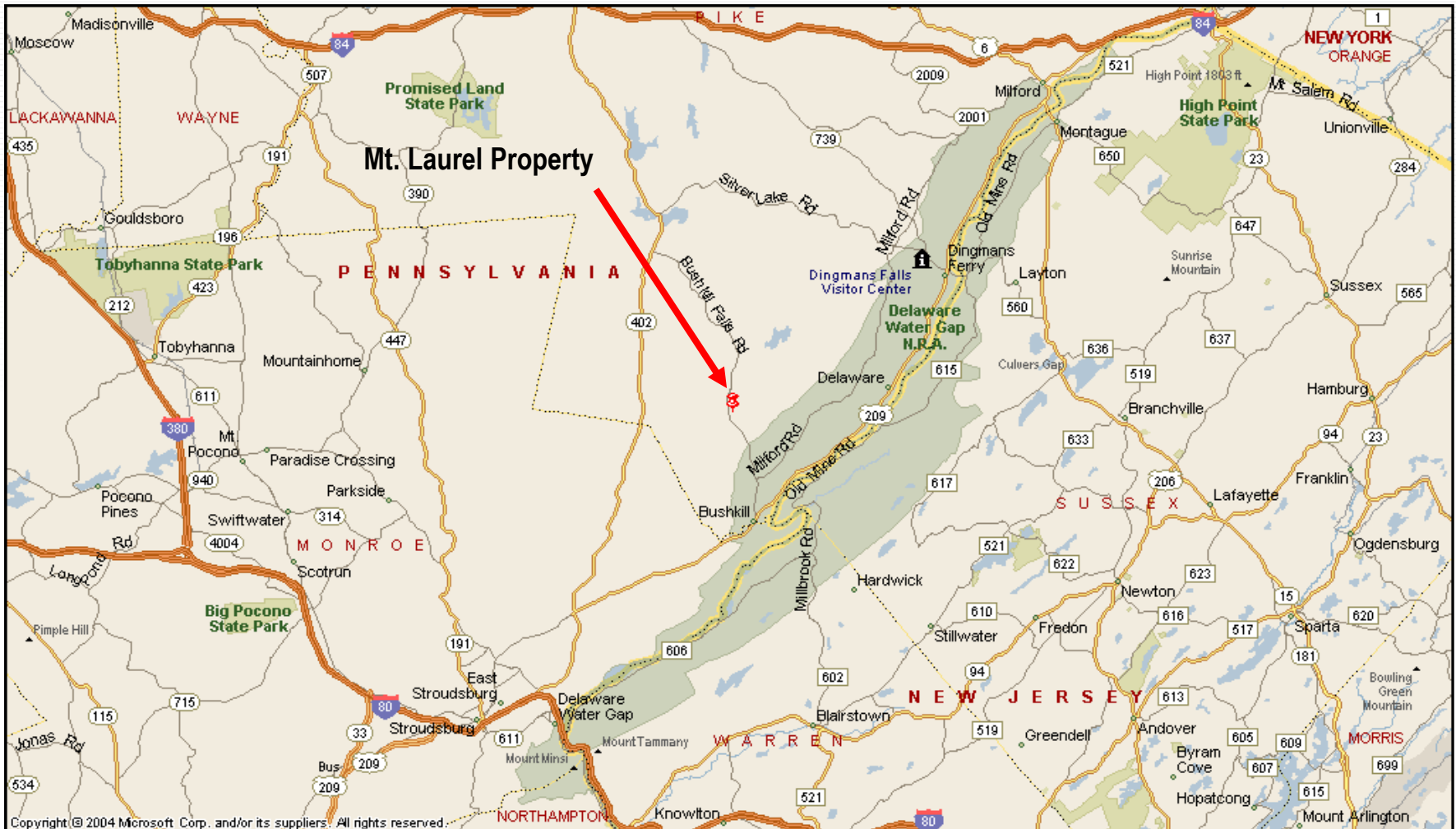


# Location - Regional Map with 90-minute Drive-Time Zone Delineation



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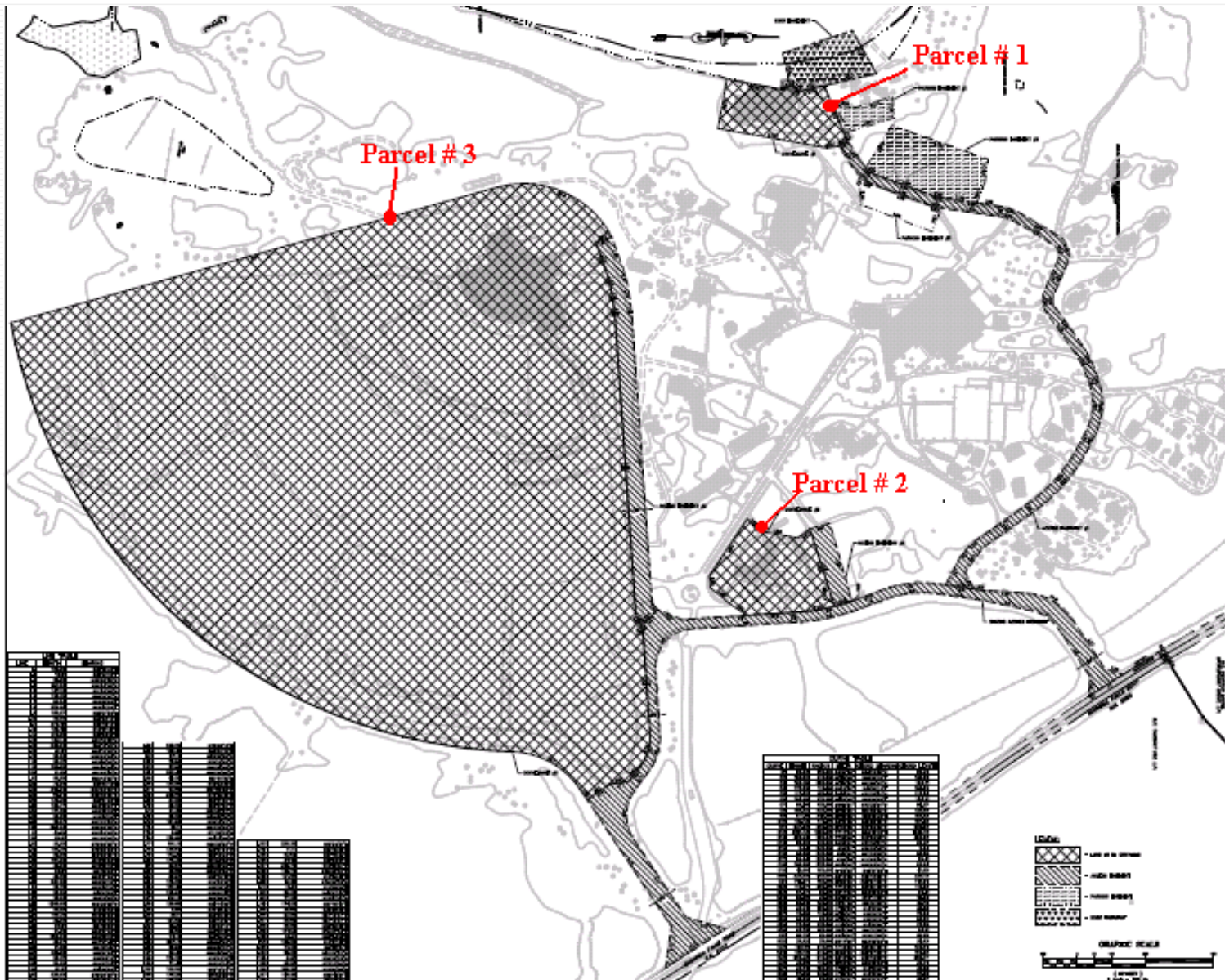
# Location – County Map



# Aerial - Mt. Laurel Entertainment Complex



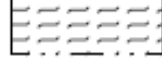



# Site Plan - Mt. Laurel Entertainment Complex

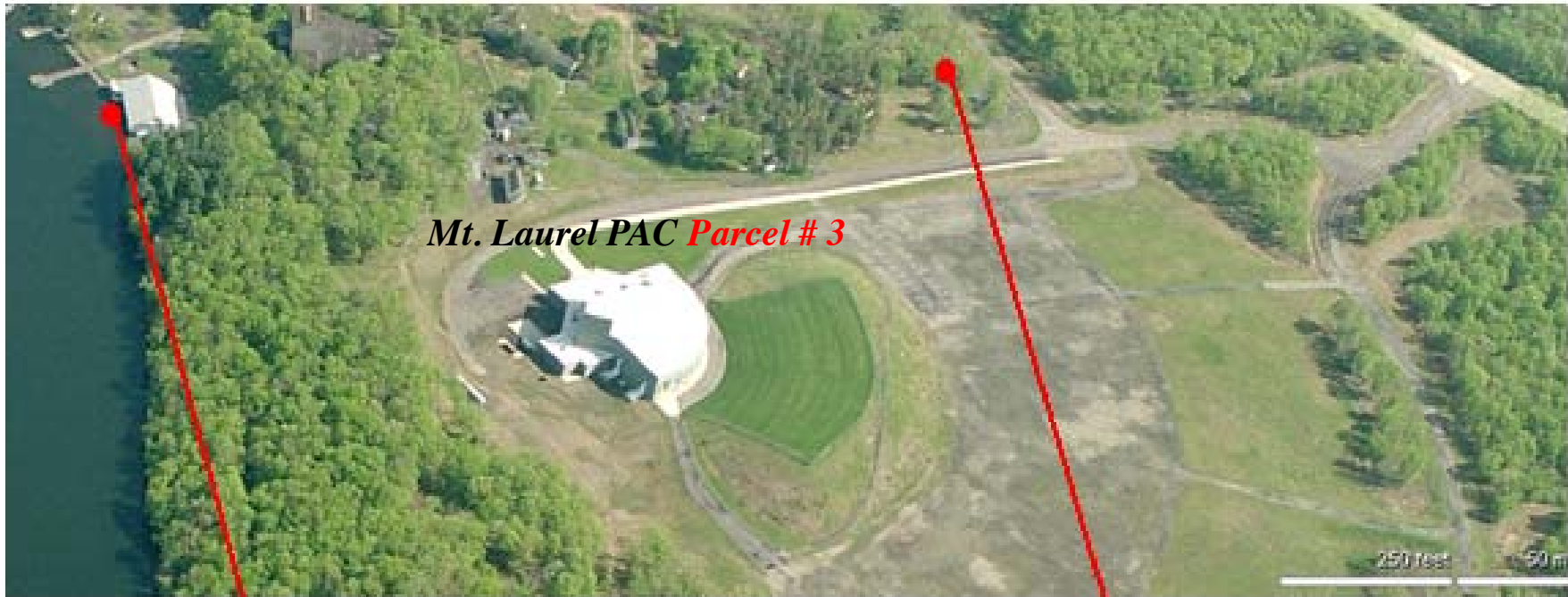


Parcel #	Acres
<b>1</b> – Lakeside Theater	1.21
<b>2</b> – Reception Ctr.	1.61
<b>3</b> – Mt. Laurel PAC	51.64

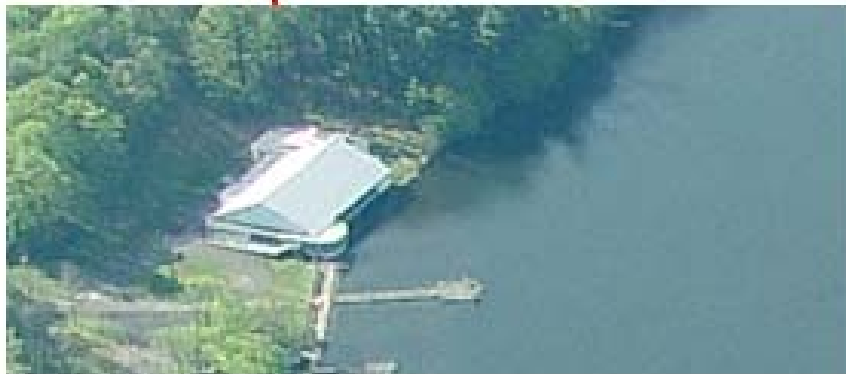
## LEGEND

-  – LAND TO BE CONVEYED
-  – ACCESS EASEMENT
-  – PARKING EASEMENT
-  – DOCK EASEMENT

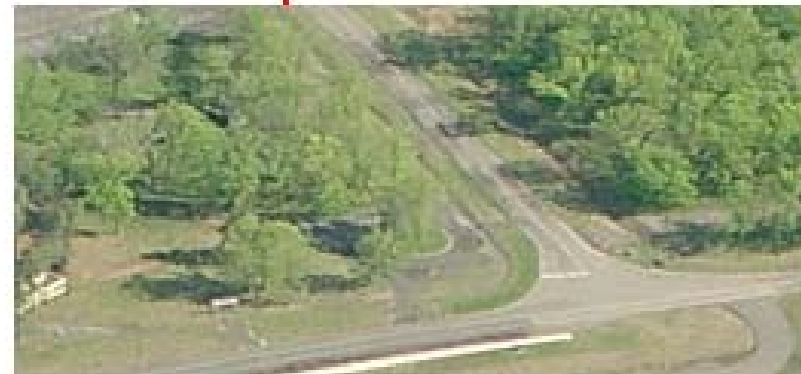
# Detail Aerial – Mt. Laurel Entertainment Complex



*Mt. Laurel PAC Parcel # 3*



*Lakeside Theater Parcel # 1*



*Reception Center/ Office Parcel # 2*

# Northwest Aerial



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# West Aerial



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# Mt. Laurel PAC Facility Details

# Mt. Laurel PAC – *State of the Art Facility*



# Mt. Laurel PAC Capacity

- The pavilion is designed to create a versatile entertainment space with two seating configurations. Large doors in the back of the covered, climate controlled fixed seating area can be open or closed pending the needs of the event and the season. This dynamic configuration allows the Mt. Laurel PAC to offer itself as a year round entertainment destination/venue.
  - Open/Outdoor Performances:
    - 2,500 fixed seats under cover plus lawn area with additional 7,500 person capacity
  - Closed/Indoor Performances:
    - 2,500 fixed seats – full climate control
  - Full Service concession area complete with liquor license, refrigeration, fryers, grills, etc.
  - Men's and Women's restroom facilities
  - Full service loading dock at stage-level access
  - 7 backstage furnished dressing rooms (two with full bathrooms complete with private showers)
  - Backstage restrooms, offices, storage and staff space.

# Mt. Laurel PAC Stage Dimensions

- Proscenium:
  - 78' W x 36' H
- Stage Deck:
  - 105' W x 39'6" D
- CL to SL Wall:
  - 58'
- CL to SR Locking Rail:
  - 53'
- Depth from Plaster Line:
  - 35'
- Orchestra Pit:
  - Fixed w/ cover & ramp @ DSL
- Depth from Stage Deck:
  - 76"
- Depth from House Floor:
  - 36"
- Width of SL to SR in pit:
  - 54'
- FOH edge of pit to DS edge @ CL
  - 13'
- On radius to DSL & DSR @ 27' from CL
  - 4'



# Mt. Laurel PAC Rigging

- The Pavilion is equipped with 3 line-sets dedicated to Orchestra Shell. There are 3 line-sets available for other use @ 3'6", 13'6", & 23'6" from plaster line. Currently rigged with pipes for border, legs & backdrop.
- House curtain travels only. Track is dead hung @ 1' from plaster line and cannot be moved.
- Roof Beams above Loft Wells available for rigging. Beams are located on 11' centers plus one located at centerline. Each loft block beam is rated for a total of (3) 2,000 lbs. loads, for a total of (24) 2,000 lbs. Loads permitted.
- Total Grid Capacity:
  - 48,000 lbs.
- Height Deck to Grid:
  - 76'
- Height Deck to Steel:
  - 83'
- There are 9 trusses on 8'4" centers for rigging lighting trusses in the house (includes on centerline).
- Two points allowable per beam, 2,000 lbs. per point
- Full arrest system in place to reach these points

# Mt. Laurel PAC Loading and Parking

- (3) 8' W x 12' H Loading Doors with dock lights. 4' dock height. Push to USR door approx. 50'
- Stage access through (1) 8' W x 10' H roll up door and (1) 5'6" W x 7' H double door SR and (1) 3' W x 7' H man door SL.
- Parking is available adjacent to the Loading Dock for up to 10 trucks/buses. There is additional on-site parking available if necessary.
- Limited shore power is available.

# Mt. Laurel PAC Spotlights & Power

- The Pavilion is equipped with (3) high-intensity spotlights (Lycian 1275). These fixtures are equipped with Clear-Com. The spot position is House Center approx. 70' from the DSE.
- (3) 400 AMP three phase services. 2 located SR & 1 located SL.
- (1) 200 AMP three phase service. Located SL (Isolated Ground).
- (1) 100 AMP three phase service. Located USR (loading dock). (Isolated Ground).
- (4) Shore power positions available.

# Mt. Laurel PAC Production & Dressing Rooms

- Dressing Room A
  - 144 sq. ft. (Private shower, restroom)
- Dressing Room B
  - 144 sq. ft. (Private shower, restroom)
- Dressing Room C
  - 430 sq. ft.
- Dressing Room D
  - 400 sq. ft.
- Dressing Room E
  - 540 sq. ft. (Can be combined with Dressing Room F)
- Dressing Room F
  - 700 sq. ft. (Can be combined with Dressing Room E)
- Dressing Room G
  - 440 sq. ft.
- Production Office
  - 130 sq. ft

# A-Vision Properties

Commerical Real Estate Sales

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