

RETAIL/OFFICE SPACE FOR LEASE

2591 Route 940 , Pocono Summit, PA 18346-7845



OFFERING SUMMARY

AVAILABLE SF:	950 SF
LEASE RATE:	\$650.00 SF/yr (plus utilities)
LOT SIZE:	950 SF
YEAR BUILT:	1970
BUILDING SIZE:	4,000 SF
ZONING:	Commercial

PROPERTY OVERVIEW

EXCELLENT LOCATION! GREAT PRICE! 950 sf of office/retail space, just \$650/month. This second floor office space is available immediately. 1/2 mile west of I 380.

PROPERTY HIGHLIGHTS

- Located on Route 940 in a highly visible area.
- Amenities included with lease: Sign, parking, snow removal; Common Area Maintenance, Lawn Care and Trash Removal

KW COMMERCIAL
404 Park Ave.
Stroudsburg, PA 18360

JACQUELYN LEONARD
KW Commercial Realtor
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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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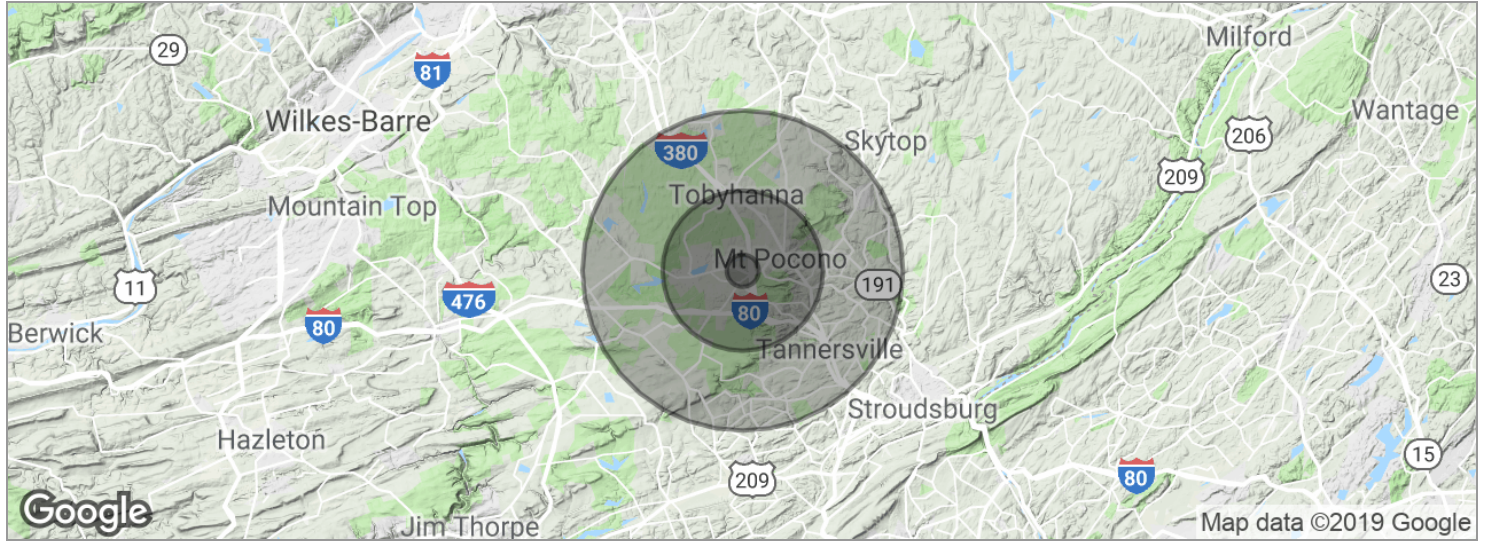
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	537	13,347	73,021
Median age	41.5	40.8	39.7
Median age (male)	39.3	39.7	38.4
Median age (Female)	44.2	41.6	40.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	194	4,874	25,945
# of persons per HH	2.8	2.7	2.8
Average HH income	\$59,967	\$65,203	\$66,000
Average house value	\$219,419	\$206,917	\$211,315

** Demographic data derived from 2010 US Census*

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