

PRIME DOWNTOWN RESTAURANT LOCATION

AVAILABLE FOR LEASE



Main St., Stroudsburg, PA

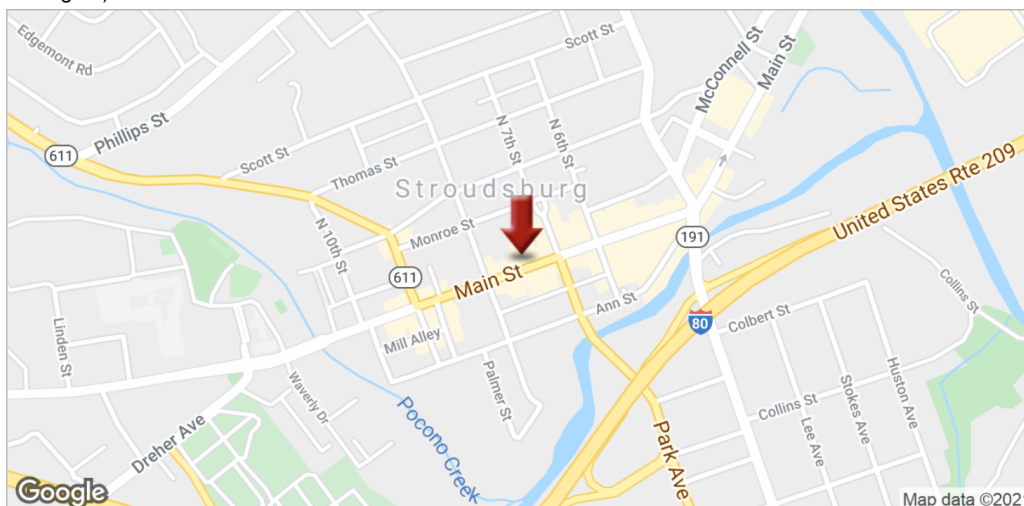


Your Restaurant Here!



Full Bar and Seating Area
(1600+ sf.)

- **Facade and Storefront to be completely Renovated**
- Restaurant Space Available - 1652 sf. (Optional 630 sf. Second floor dining area)
- Excellent Opportunity to expand your Restaurant Business in Heart of Downtown Stroudsburg
- Restaurant currently includes, and can be leased with:
 - Brick Oven Pizza (Wood fired oven)
 - One Additional Pizza Oven
 - Full Bar and Seating Area
 - Full Kitchen of Appliances
- (R) Liquor License Available
- 1 mile from East Stroudsburg University
- Population: 8,209 within 1 mile, 32,695 within 3 miles, 51,330 within 5 miles
- Looking for an Experienced business operator to expand to Downtown Stroudsburg / Pocono Area
- Serious Restaurant Operator Inquiries Only - **Call John at 570-977-5265** (one owner is a PA Licensed Real Estate Licensed Sales Agent)



728 Main Street, Stroudsburg, PA 18301