

MARSHALL SQUARE SHOPPING CENTER  
**5224 MILFORD ROAD**  
 EAST STROUDSBURG, PA

±1,170 - 28,335 SF AVAILABLE FOR SALE OR LEASE

JOIN



**property highlights.**

- Newly constructed 19,847 SF anchor space with potential for 8,488 SF second floor space
- Perfect for grocery store, storage, medical facility, hardware store or office
- Located in the Pocono Mountains vacation area serving permanent & seasonal residents
- Total GLA: ±60,000 SF

**stats.**

2016 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,359	8,807	17,505
EST. HOUSEHOLDS	437	3,039	5,187
EST. AVG. HH INCOME	\$88,011	\$77,566	\$74,440

MILFORD ROAD TRAFFIC COUNT: 18,000 VPD \*ESRI 2016



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 COMMERCIAL  
 REAL ESTATE, INC.

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**get in touch.**

**PAT GALLAGHER**

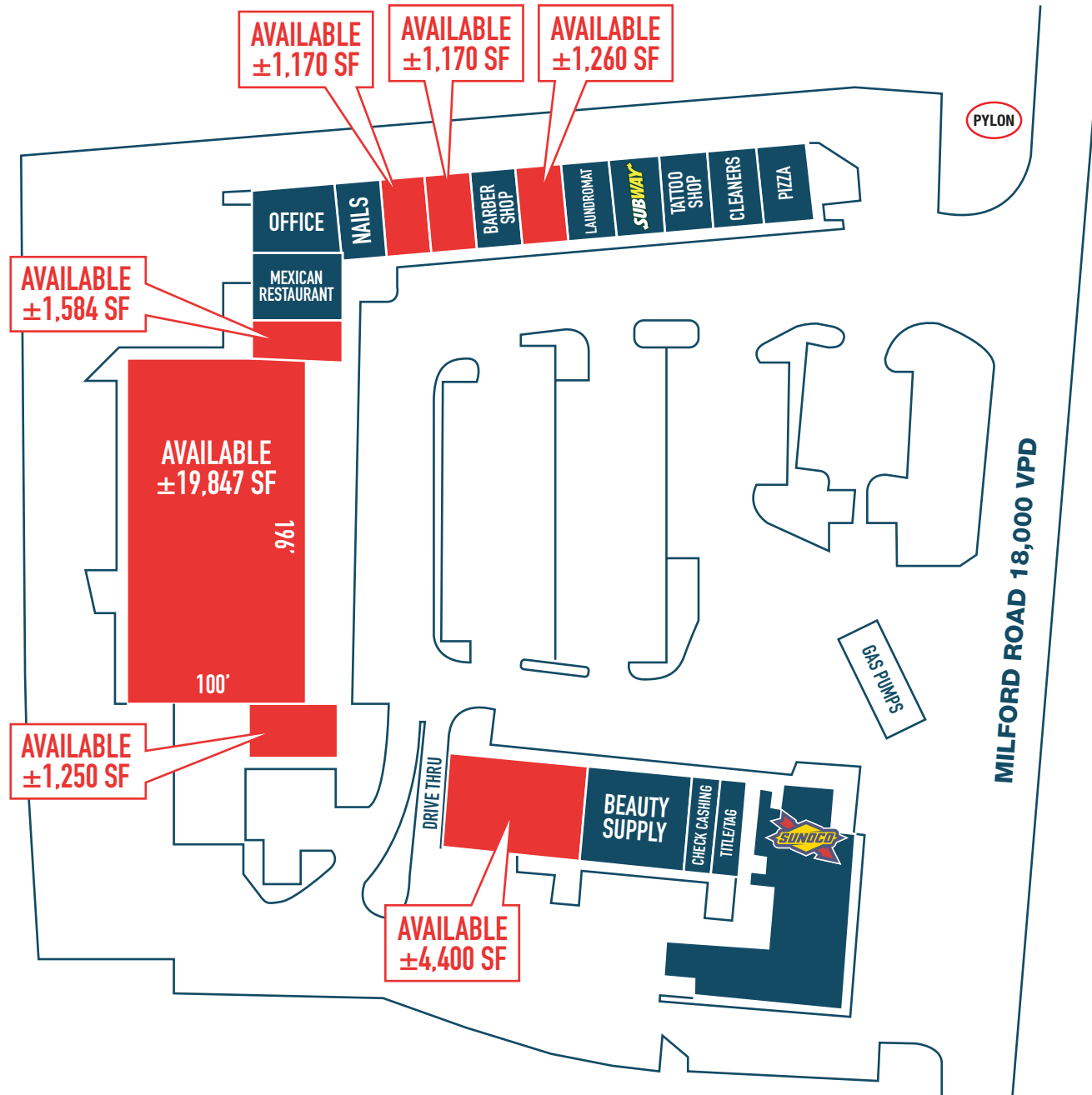
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2-MILES

BUSHKILL



POCONOS MOVIEPLEX  
POCONOS FLEA MARKET

**SITE**

Price Chopper  
RITE AID  
STS  
FAMILY DOLLAR

MIDDLE SMITHFIELD  
ELEMENTARY SCHOOL

CVS  
pharmacy  
Foodtown  
Pennsylvania Liquor Control Board  
Wine & Spirits  
stores

Wawa  
CVS  
pharmacy  
McDonald's  
TACO BELL

weis

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# MARSHALL SQUARE SHOPPING CENTER

**BARBER  
SHOP**

**Larosa  
PIZZERIA**

**MEXICAN  
FOOD**

**EVERLASTING  
SPA**  
370.431.4944

*Beauty  
Supply*

Dry Cleaning  
&  
Tailoring

**T & T  
NAILS**

Suds Your  
DUDS  
Wash & Fold

**SUBWAY**

**TRI STATE  
FLOORING**  
Specialty Contracting & Installation

AVAILABLE

**TATTOO  
SHOP**

853-1100

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