

OFFICE FOR LEASE

214 Washington Street, East Stroudsburg, PA 18301



OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	1,260 SF
LEASE RATE:	\$1,500.00 per month
LOT SIZE:	0.26 Acres
BUILDING SIZE:	1,260 SF
RENOVATED:	2021
ZONING:	C-1
TRAFFIC COUNT:	9,030

PROPERTY OVERVIEW

The Daniel Perich Group of KW Commercial Real Estate is offering this commercial space for lease in East Stroudsburg. The 1,260 square foot building is being completely upgraded including doors, floors and windows. High visibility retail/office location on Washington Street with off-street parking. C-1 zoning permits a number of commercial uses.

East Stroudsburg Borough is located in the Pocono Mountain region of Pennsylvania and is the largest municipality in Monroe County with a population of over 10,000. When traveling west on Interstate 80, it is the second town from the NJ-PA border on exit 308. East Stroudsburg Borough originally was the industrial center of Monroe County due to the railroad. Now it is home to the two largest service institutions in the county, East Stroudsburg University and Lehigh Valley Hospital - Pocono.

LOCATION OVERVIEW

East Stroudsburg Borough is located in the Pocono Mountain region of Pennsylvania and is the largest municipality in Monroe County with a population of over 10,000. When traveling west on Interstate 80, it is the second town from the NJ-PA border on exit 308. East Stroudsburg Borough originally was the industrial center of Monroe County due to the railroad. Now it is home to the two largest service institutions in the county, East Stroudsburg University and Lehigh Valley Hospital - Pocono.

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LEASE RATE

\$1,500.00 PER MONTH

LOCATION INFORMATION

Street Address	214 Washington Street
City, State, Zip	East Stroudsburg, PA 18301
County/Township	Monroe/East Stroudsburg Borough
Cross Streets	Salvation Army Dr
Side Of Street	West
Road Type	Paved
Nearest Highway	Interstate 80

BUILDING INFORMATION

Building Size	1,260 SF
Price / SF	\$1,500.00 per month
Year Built	1902
Last Renovated	2021
Building Class	B
Tenancy	Single
Number Of Floors	1
Average Floor Size	1,260 SF
Construction Status	Existing
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	C-1
Lot Size	0.26 Acres
APN#	05730120729247
Lot Frontage	103
Lot Depth	120
Traffic Count	9,030

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Utilities Description	Public water/sewer, electric heat
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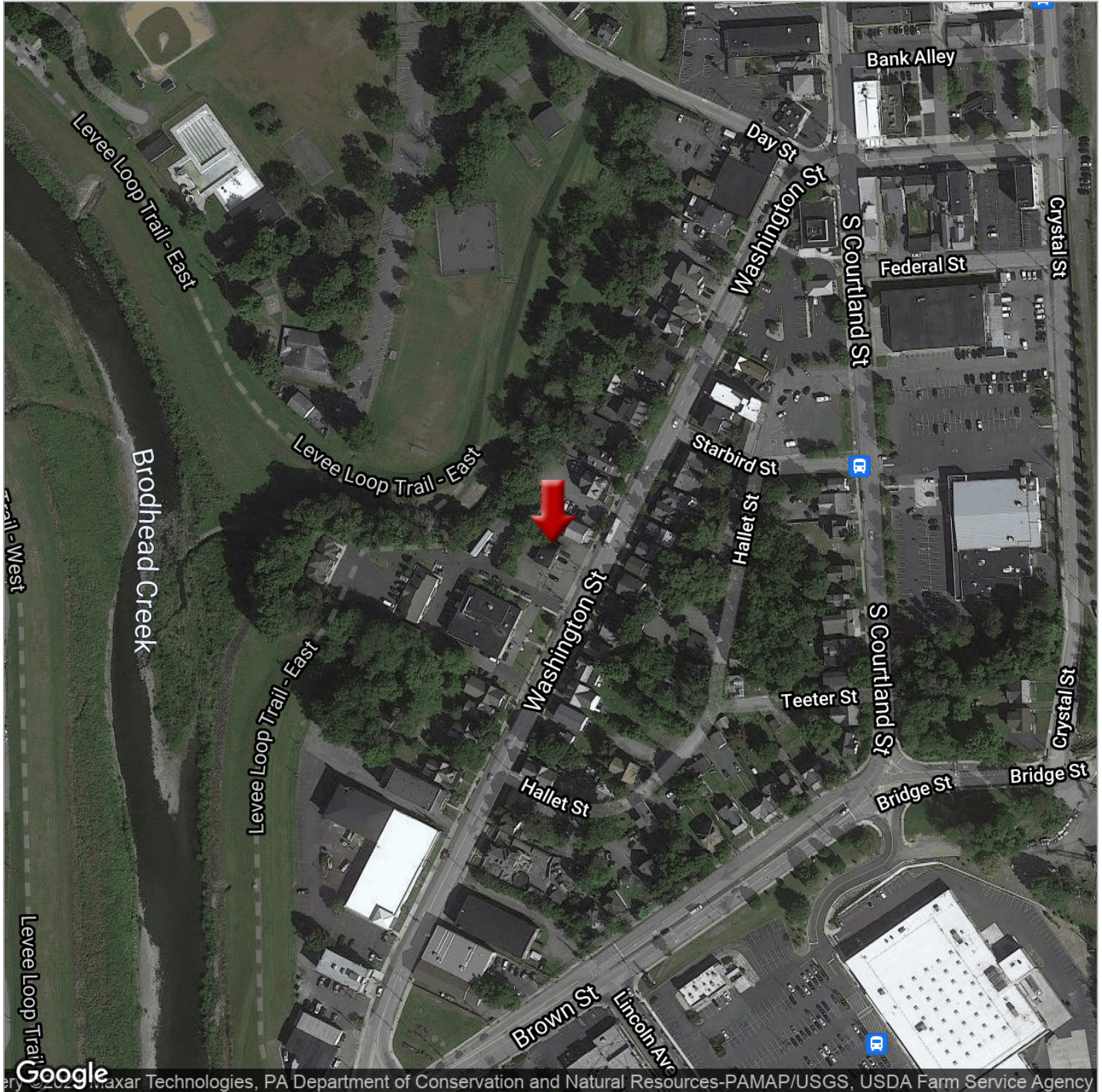
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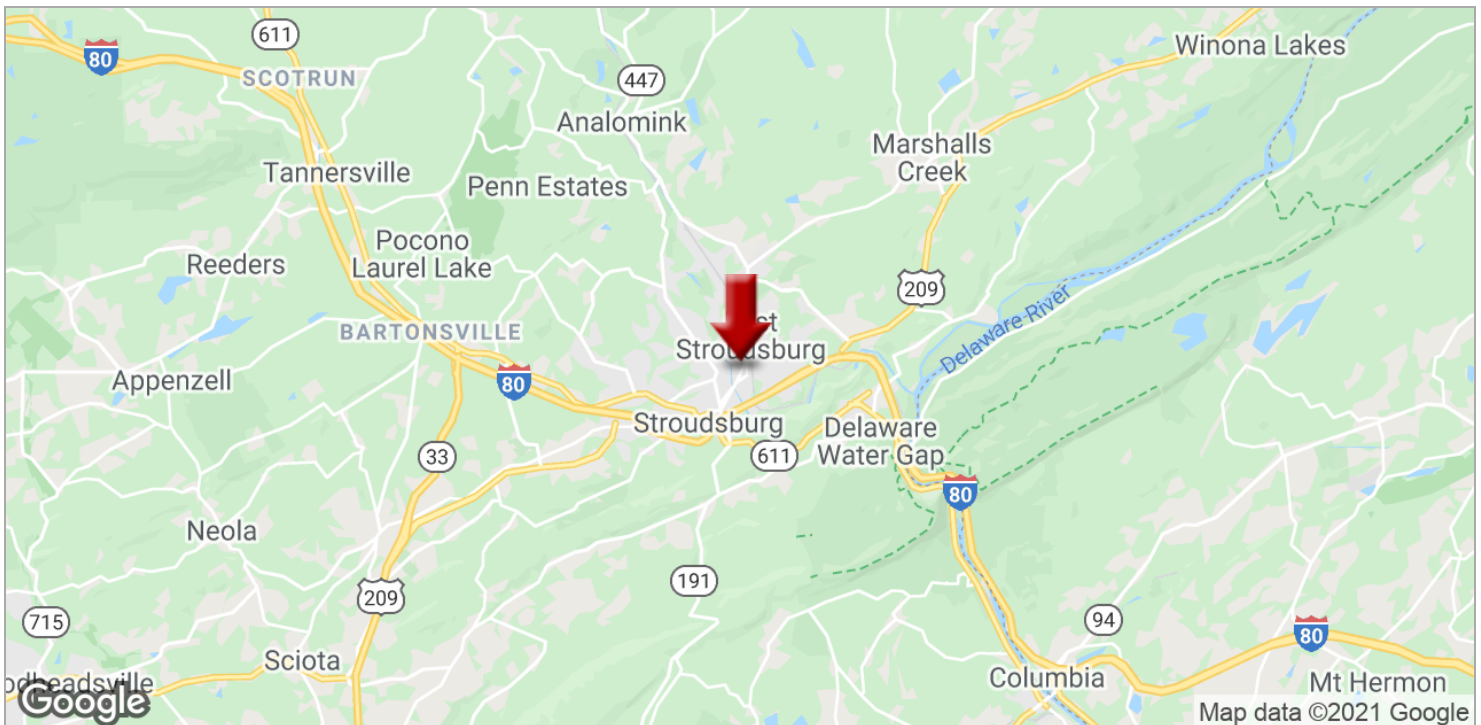
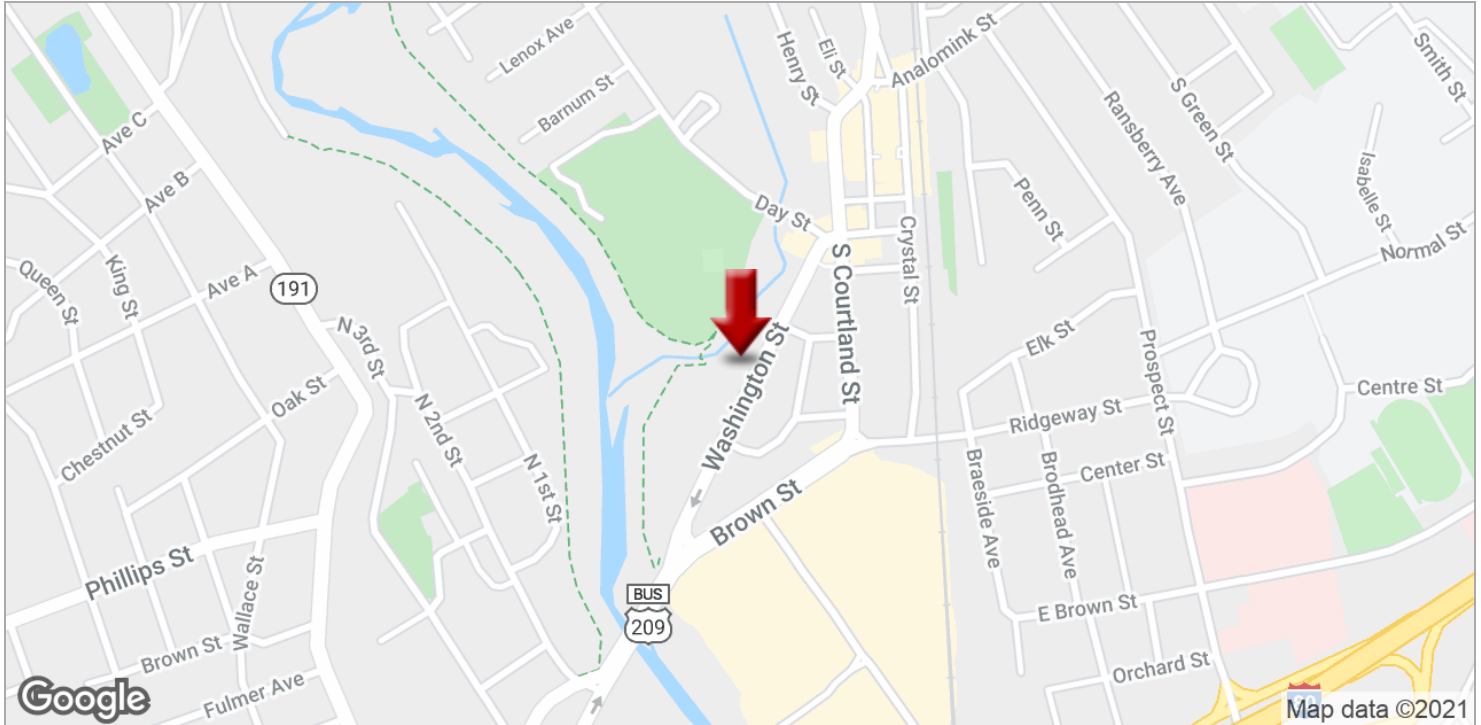
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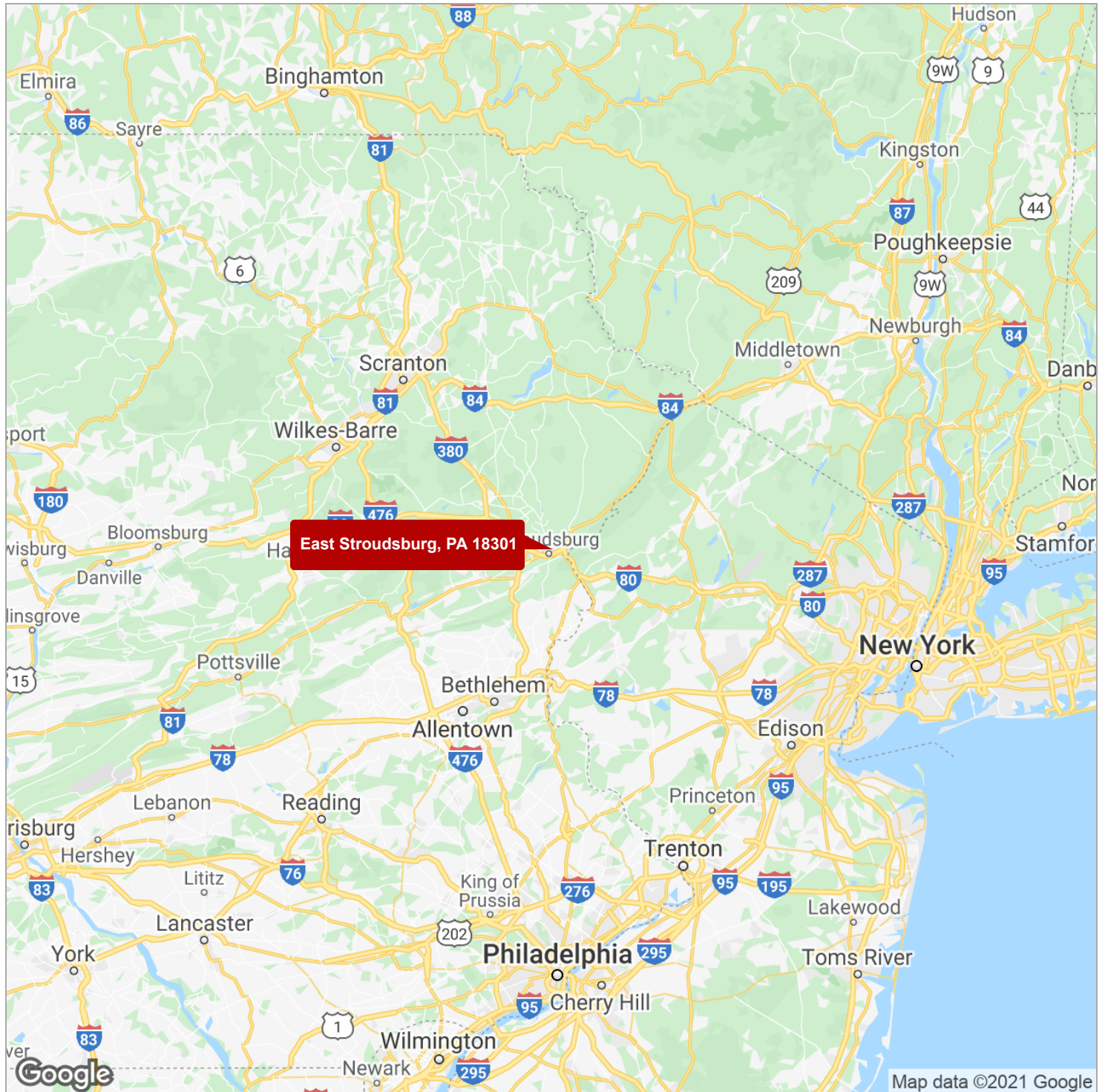
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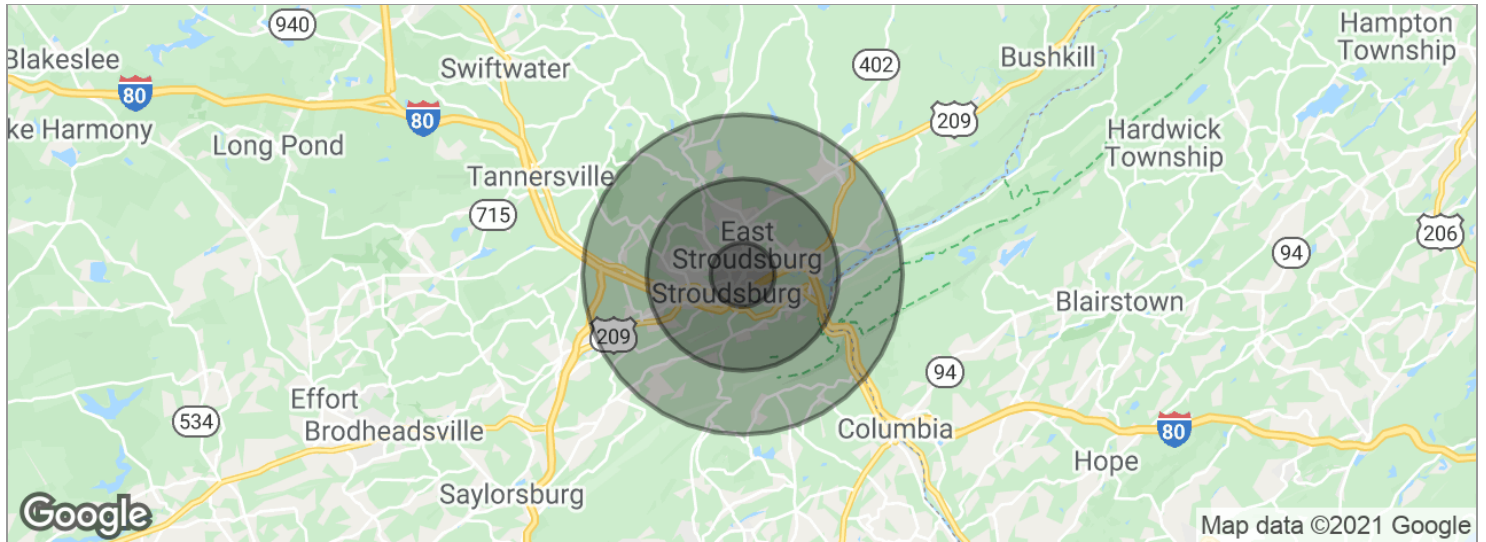
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,524	33,271	52,709
Median age	27.0	33.6	36.0
Median age (male)	26.2	32.4	34.8
Median age (Female)	27.8	34.7	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,147	11,607	18,484
# of persons per HH	3.3	2.9	2.9
Average HH income	\$56,601	\$62,311	\$69,307
Average house value	\$223,745	\$232,135	\$243,706
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	9.9%	11.3%	12.7%
RACE (%)	1 MILE	3 MILES	5 MILES
White	84.5%	80.2%	78.7%
Black	8.2%	10.6%	12.6%
Asian	2.0%	3.9%	3.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.0%	0.0%
Other	2.7%	2.8%	2.8%

* Demographic data derived from 2010 US Census

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