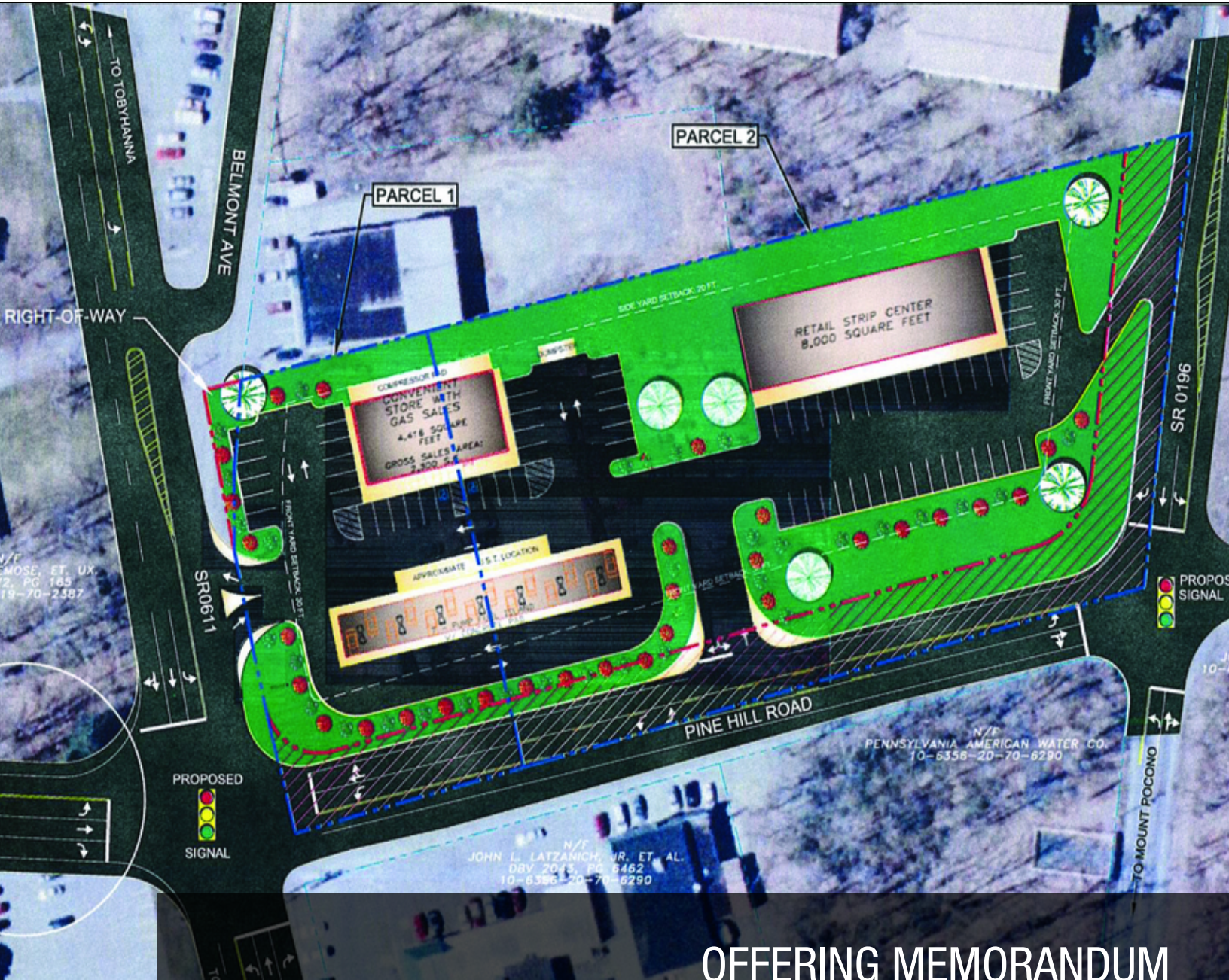


# 3.9-AC Corner Redevelopment

MOUNT POCONO, PA



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
745 Main Street,  
Suite 202  
Stroudsburg, PA 18360

**PRESENTED BY:**

**DANIEL PERICH, CCIM**  
Managing Director  
O: 570.213.4900 X1  
C: 570.350.3960  
dperich@kwcommercial.com

# Confidentiality & Disclaimer

## MOUNT POCONO, PA

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Stroudsburg, PA in compliance with all applicable fair housing and equal opportunity laws.

**KW COMMERCIAL**  
745 Main Street,  
Suite 202  
Stroudsburg, PA 18360

*PRESENTED BY:*

**DANIEL PERICH, CCIM**  
Managing Director  
O: 570.213.4900 X1  
C: 570.350.3960  
dperich@kwcommercial.com

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.



# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,200,000
<b>LOT SIZE:</b>	3.93 Acres
<b>ZONING:</b>	C-2
<b>MARKET:</b>	Pocono Mountains
<b>TRAFFIC COUNT:</b>	5,708
<b>PRICE / SF:</b>	\$7.01
<b>REAL ESTATE TAXES:</b>	\$35,134.48

## PROPERTY OVERVIEW

KW Commercial, The Daniel Perich Group is offering this redevelopment site for sale in Mount Pocono. The 3.93-acre site offers frontage along State Routes 611 and 196 as well as Pine Hill Road. Current improvements of 12,451 square feet rented on a month-to-month basis, which offers \$5,000 per month of rental income while securing new development approvals. Site is serviced by public water and sewer. C-2 zoning permits various commercial uses including car wash, hotel and self-storage facility.

## LOCATION OVERVIEW

The Pocono Mountains is approximately 2 hours from Philadelphia, Harrisburg or Trenton and 1.5 hours from New York City. Area attractions and major employers include Sanofi Pasteur, Kalahari Resorts, Pocono Manor Resort, Great Wolf Lodge and Mt. Airy Casino Resort. Pocono Mountain School District and The Crossings Premium Outlets are also in close proximity.

Major area developments include the proposed \$400 million Pocono Springs Entertainment Village and 130,000 square foot expansion of Kalahari Resort's convention center, both within 2.5 miles from this location. Mount Pocono Borough is located in Monroe County, Pennsylvania. Interstate 380 exit 3 is less than 3 miles west. Nearby retailers include ShopRite, Ace Hardware, NAPA Auto Parts, Burger King, Rite Aid, PNC Bank, Pizza Hut, Dunkin Donuts, and Wendy's.

# Property Details

## SALE PRICE

**\$1,200,000**

## LOCATION INFORMATION

Street Address	1221/1225 Pocono Blvd
City, State, Zip	Mount Pocono, PA 18344
County/Township	Monroe/Mount Pocono Borough
Market	Pocono Mountains
Cross Streets	Pine Hill Rd
Side Of Street	East
Road Type	Paved
Nearest Highway	Interstate 380
Nearest Airport	Pocono Mountains Municipal Airport

## LAND

Number Of Lots	2
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

## PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	C-2
Lot Size	3.93 Acres
APN#	10635620707597, 10635619704488
Lot Frontage	300
Lot Depth	564
Corner Property	Yes
Traffic Count	5,708
Traffic Count Street	SR611
Real Estate Taxes	\$35,134.48

## UTILITIES & AMENITIES

Power	Yes
-------	-----



# Location Maps



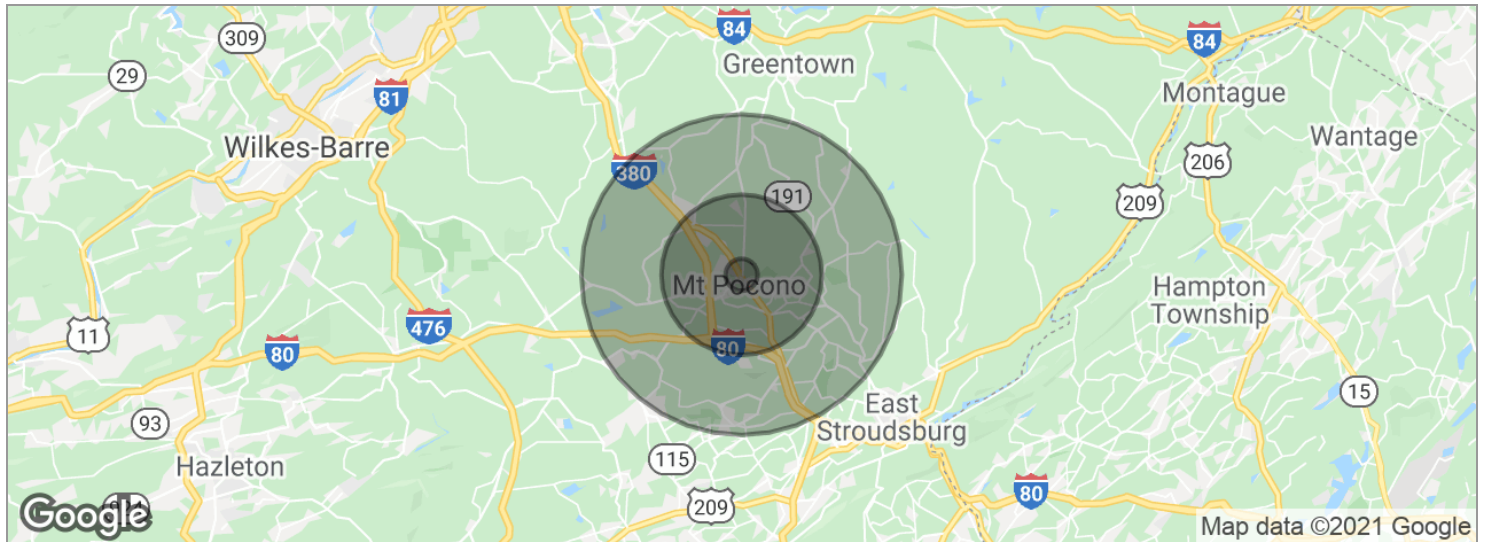
# Aerial Map



## Additional Photos



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	745	22,575	70,698
Median age	38.3	39.3	40.1
Median age (male)	37.5	38.7	39.3
Median age (Female)	38.8	39.0	40.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	278	7,982	25,604
# of persons per HH	2.7	2.8	2.8
Average HH income	\$65,370	\$65,435	\$66,653
Average house value	\$211,176	\$204,976	\$215,900
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	10.9%	17.5%	13.5%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
White	78.0%	69.3%	76.3%
Black	17.6%	23.7%	17.2%
Asian	0.8%	1.1%	1.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.2%	0.2%
Other	1.3%	2.6%	2.2%

\* Demographic data derived from 2010 US Census