

RETAIL FOR LEASE

FOUNTAIN SPRINGS WEST

2942 Route 611, Tannersville, PA 18372



OFFERING SUMMARY

AVAILABLE SF:	3,400 - 6,800 SF
LEASE RATE:	\$3,650.00 - 6,500.00 per month (NNN)
LOT SIZE:	4.32 Acres
BUILDING SIZE:	24,466 SF
ZONING:	C
TRAFFIC COUNT:	14,316

PROPERTY OVERVIEW

KW Commercial, The Daniel Perich Group is offering retail space for lease in Tannersville. Fountain Springs West is a 24,000 square foot strip center along State Route 611 with 14,316 ADT. Join this rapidly expanding market in a high traffic, high visibility center. Pylon signage and abundant parking available.

LOCATION OVERVIEW

Tannersville is located in Pocono Township, Monroe County, Pennsylvania. Nearby area attractions include The Crossings Premium Outlets, Cambelback Ski Resort and Waterpark, Great Wolf Lodge and Mt. Airy Casino Resort. Sanofi Pasteur and Pocono Mountain School District are also in close proximity. The new Harley Davidson dealership is located nearby as well. Population of 26,690 with a median household income of \$78,395 within 5 miles.

The Pocono Mountains, which has 27.9 million visitors each year, is approximately 2 hours from Philadelphia, Harrisburg or Trenton and 1.5 hours from New York City. Travel spending exceeds \$3.3 billion annually of which 19% is on food and beverage. The Poconos features more than 30 golf courses, 4 indoor waterparks, abundant shopping centers and various seasonal recreational activities. Other major area developments include the proposed \$400 million Pocono Springs Entertainment Village and the 130,000 square foot expansion of Kalahari Resort's convention center.

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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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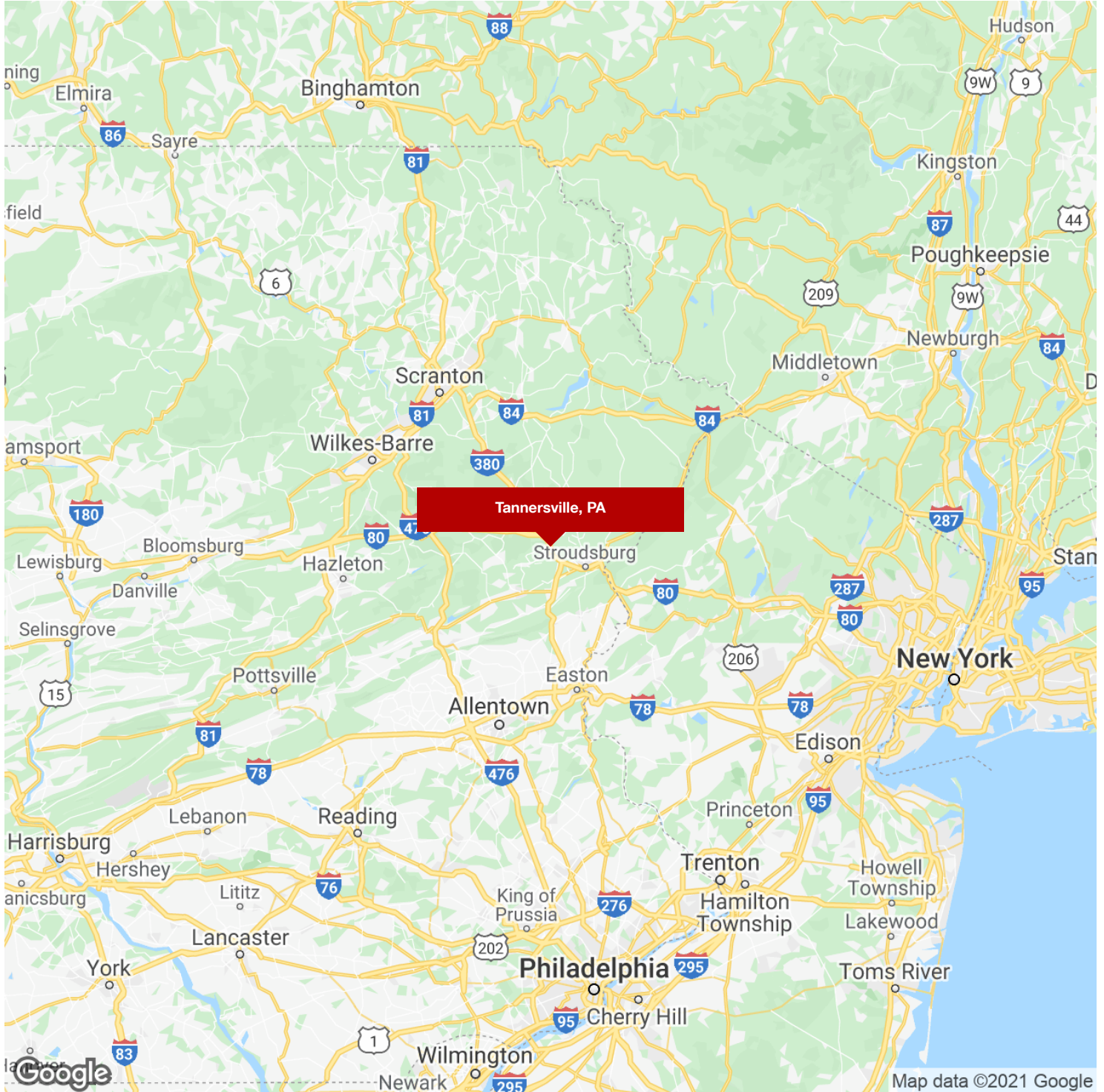
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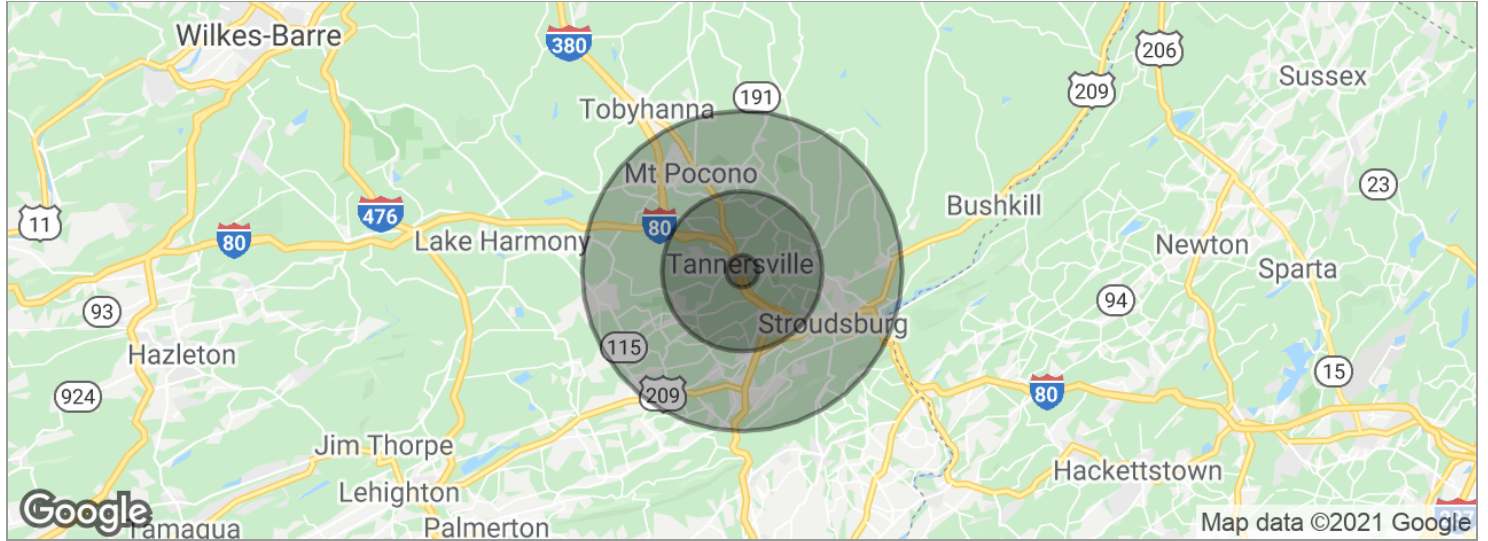
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,328	26,960	115,882
Median age	42.4	41.7	38.8
Median age (male)	42.5	41.6	37.8
Median age (Female)	42.2	41.3	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	523	10,085	41,700
# of persons per HH	2.5	2.7	2.8
Average HH income	\$72,783	\$78,395	\$72,153
Average house value		\$246,349	\$242,109
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	7.5%	8.0%	9.7%
RACE (%)	1 MILE	5 MILES	10 MILES
White	86.1%	84.5%	81.9%
Black	9.5%	10.4%	11.4%
Asian	1.3%	1.2%	2.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.1%
Other	1.6%	1.5%	2.1%

* Demographic data derived from 2010 US Census

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