

# 1157 North 9th Street

Stroudsburg, PA 18360

Asking \$2,500,000

±26,726 SF & 11,156 SF Existing Buildings on ±6.86 AC of Land For Sale

An aerial photograph of a commercial property. A large, irregularly shaped area is outlined with a white dashed line. Within this outlined area, a smaller, roughly rectangular section is shaded in yellow. The surrounding area includes parking lots, other commercial buildings, and trees. A yellow text label 'N 9th Street 18,676 AADT' is visible on a road to the left of the property.

**±26,726 SF & ±11,156 SF  
EXISTING BUILDINGS ON  
±6.86 AC FOR SALE**

**Questions? Contact Us.**

**Greg Jones**

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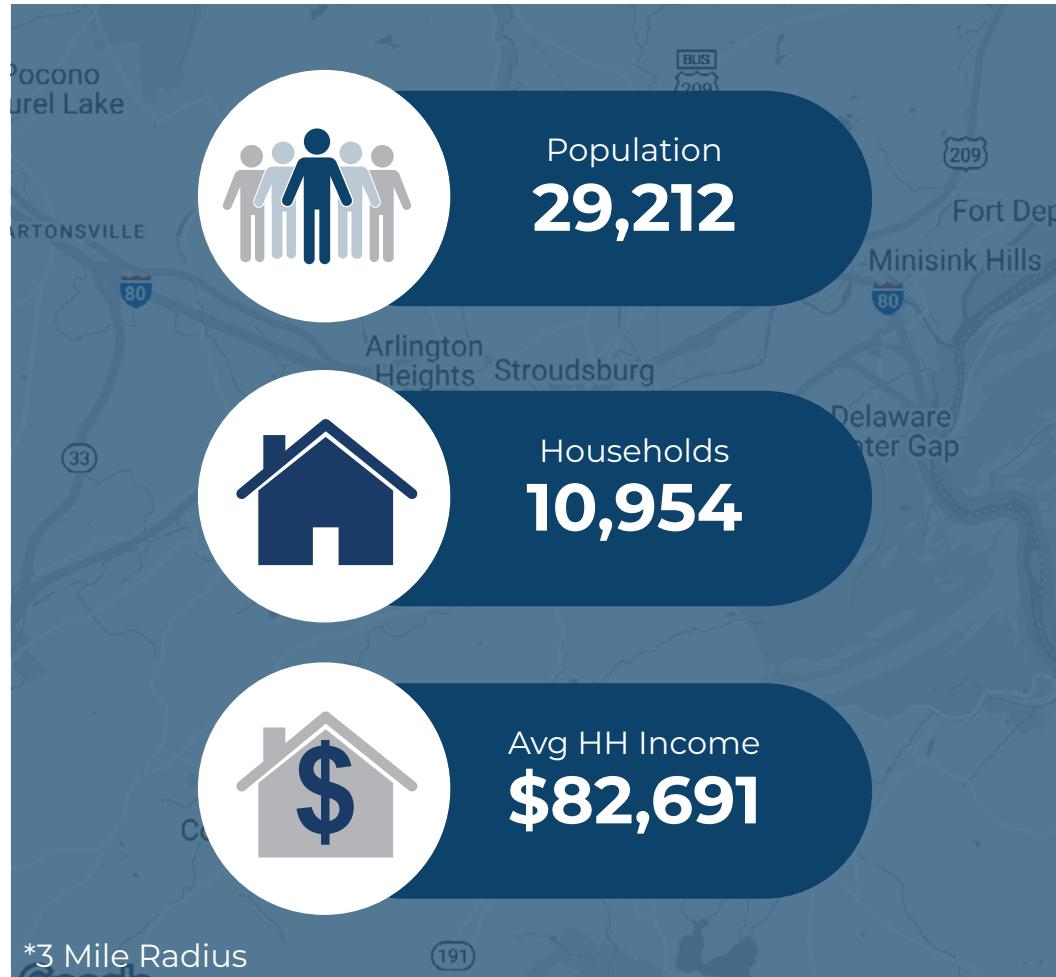
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## Highlights

- Situated between 2 signalized intersections directly across from ±403,258 SF Stroud Mall
- Zoning: C2 (Central Business Commercial)
- Two existing free standing buildings with a combined ±37,882 square feet immediately available for occupancy
- Ideal uses: warehousing, distribution center, or user/operator
- Conveniently located in the Pocono marketplace, a region capable of exponential commercial and residential growth

Demographic	1 Mile	3 Miles	5 Miles
Population	4,444	29,212	49,323
Households	1,740	10,954	17,937
Avg HH Income	\$57,127	\$82,691	\$89,435

Traffic Count N 9th Street (Route 611) 18,767 AADT



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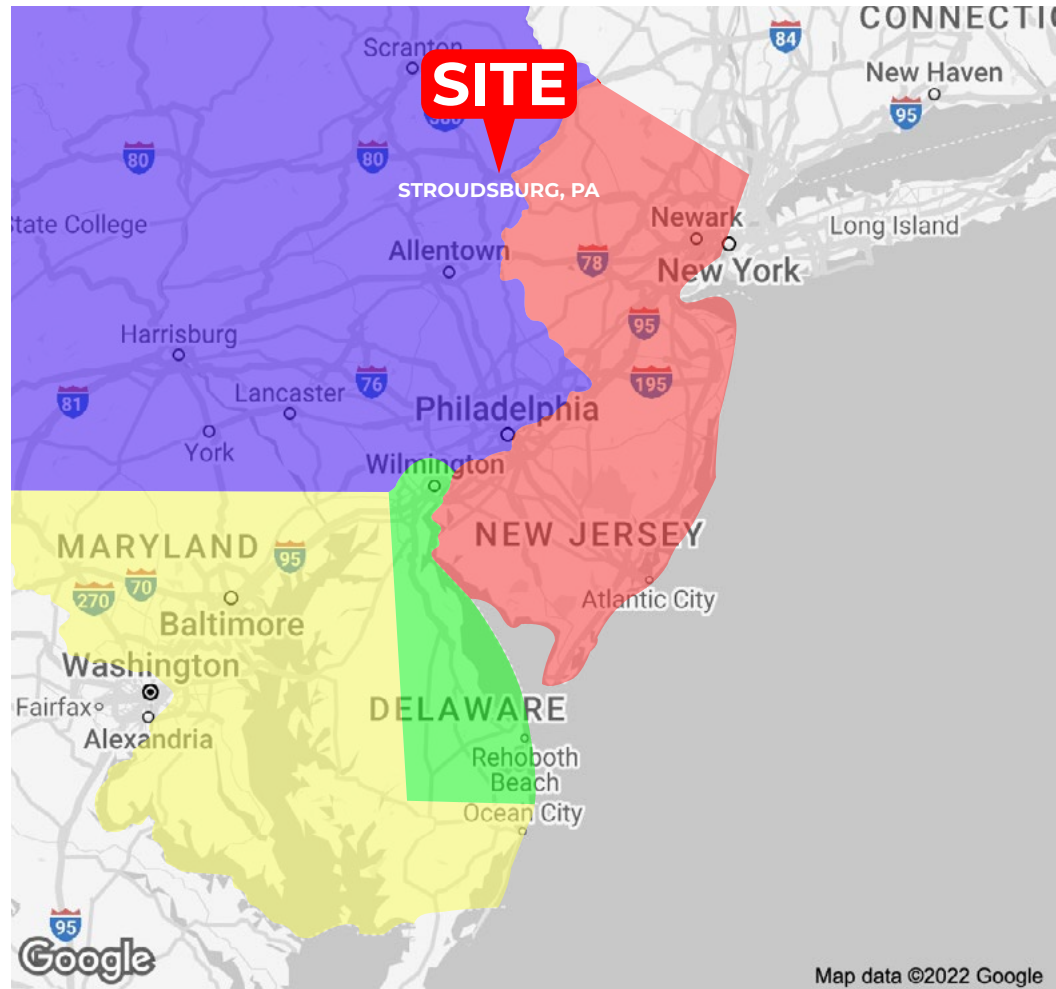
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## About Stroudsburg

Stroudsburg is a borough in Monroe County, Pennsylvania. It lies within the Poconos region, approximately five miles from the Delaware Water Gap at the confluence of the Brodhead, McMichaels and Pocono Creeks in Northeastern Pennsylvania. It is also the county seat of Monroe County.

Downtown Stroudsburg is the commercial hub for the surrounding area and is located just off Interstate 80. It is the only traditional downtown in the area. Downtown Stroudsburg is home to more than 24 restaurants, 9 art galleries, 3 women's clothing stores, numerous antique stores, several general merchandisers, many specialty shops, two hotels, 11 financial institutions and the core of the legal profession in Monroe County. There are 600 hotel rooms within 2 miles of Downtown Stroudsburg.

Downtown Stroudsburg is the anchor for the more modern shopping centers that are being built around the area, wanting to be in or near the historic downtown.



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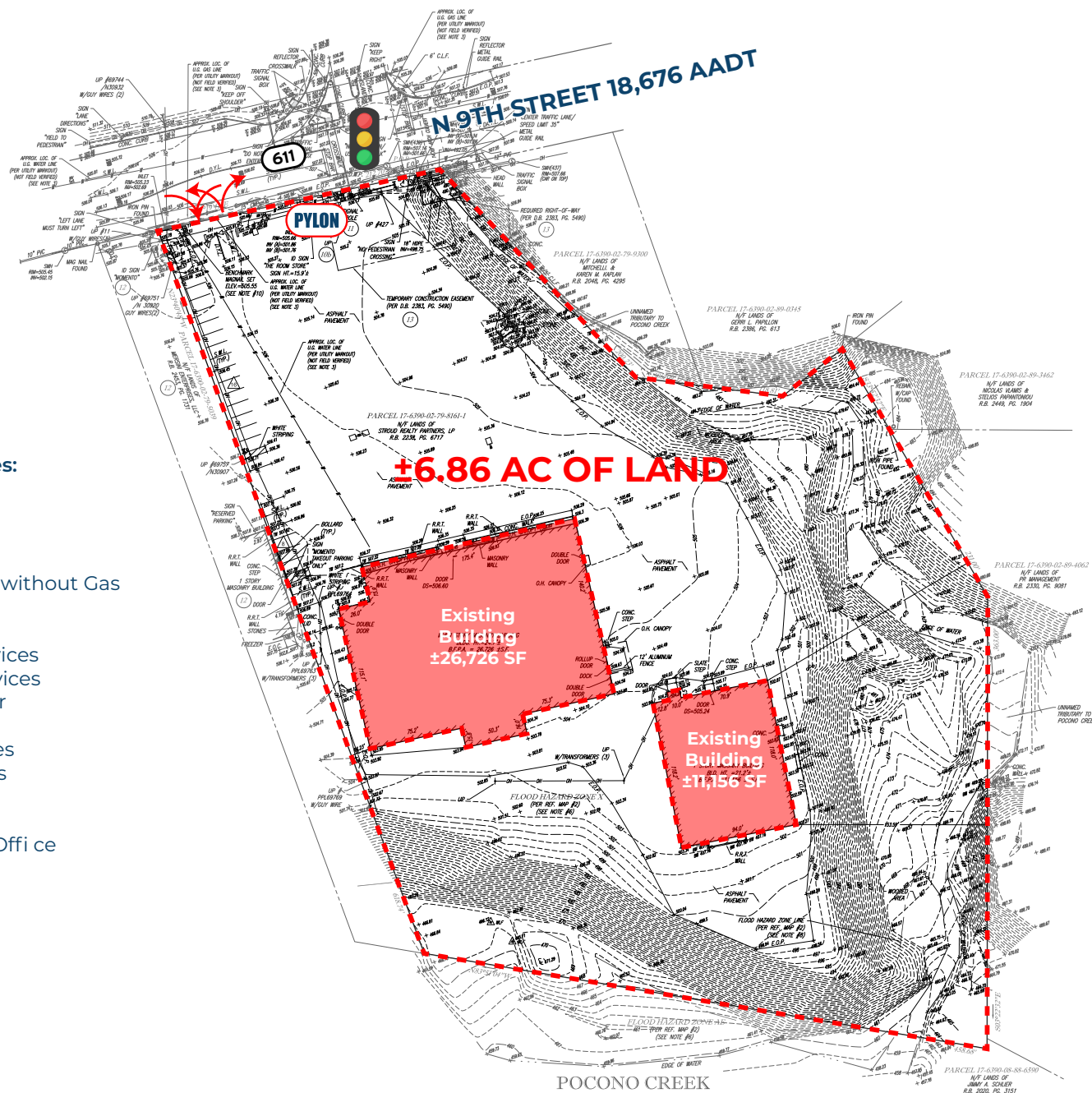
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## Zoning

### Permitted Uses:

- Retail
- Auto Sales
- Restaurants
- Furniture
- Convenience without Gas
- Banks
- Flea Market
- Personal Services
- Business Services
- Movie Theater
- Fitness
- Doctor Office
- Legal Services
- Day Care
- Museums
- Professional Office
- Government



# Site Plan





# Local Aerial





# Market Aerial