

# 1149 Pocono Blvd

MOUNT POCONO, PA



KW COMMERCIAL, THE DANIEL PERICH GROUP  
570.213.4900  
745 Main Street, Suite 202  
Stroudsburg, PA 18360

**PRESENTED BY:**

**TRACEY SCOFIELD**  
Associate  
O 570.213.4900 X3  
C 570.357.7611  
tscofield@kwcommercial.com

**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, The Daniel Perich Group 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, The Daniel Perich Group 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, The Daniel Perich Group 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, The Daniel Perich Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial, The Daniel Perich Group 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 KW Commercial, The Daniel Perich Group in compliance with all applicable fair housing and equal opportunity laws.

### PRESENTED BY:

**KW COMMERCIAL, THE DANIEL PERICH GROUP**  
570.213.4900  
745 Main Street, Suite 202  
Stroudsburg, PA 18360

**TRACEY SCOFIELD**  
Associate  
O 570.213.4900 X3  
C 570.357.7611  
tscofield@kwcommercial.com

**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



**SALE PRICE:** \$495,000

**PRICE PER ACRE:** \$230,233

**LOT SIZE:** 2.15 Acres

**APN #:** 10635619710728, -2734

**ZONING:** C-2

**REAL ESTATE TAXES:** \$4,106.53

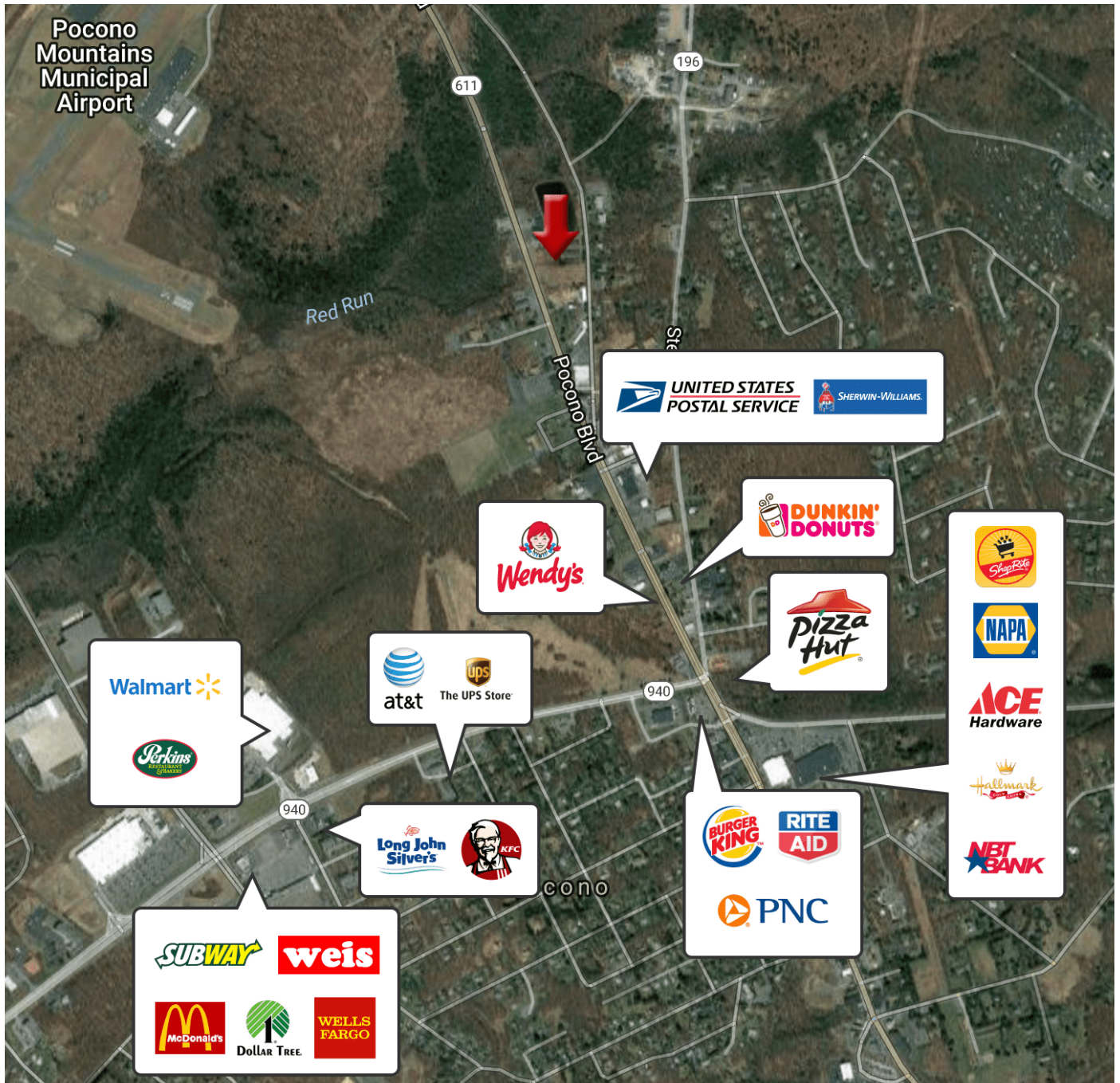
### PROPERTY OVERVIEW

KW Commercial, The Daniel Perich Group is offering this commercial site for sale in Mount Pocono. The 2.15-acre site is mainly cleared and flat. The property can offer ingress and egress from State Route 611 as well as Belmont Ave. C-2 zoning allows for uses such as automotive, restaurant, medical office, storage facility, church, or apartments. Site serviced by public water and sewer. 6 EDUs included with full price offer. Owner would consider NNN land lease for credit tenant.

Mount Pocono Borough is located in Monroe County, Pennsylvania. The major 5 points intersection of State Routes 611, 940 and 196 is 0.7 mile south of this property. Interstate 380, exit 3 is 3 miles west. Nearby area attractions include Kalahari Resorts, Pocono Manor Resort, Great Wolf Lodge and Mt. Airy Casino Resort. Pocono Mountains Corporate Center East and Pocono Mountains Municipal Airport are less than a mile north of the property.

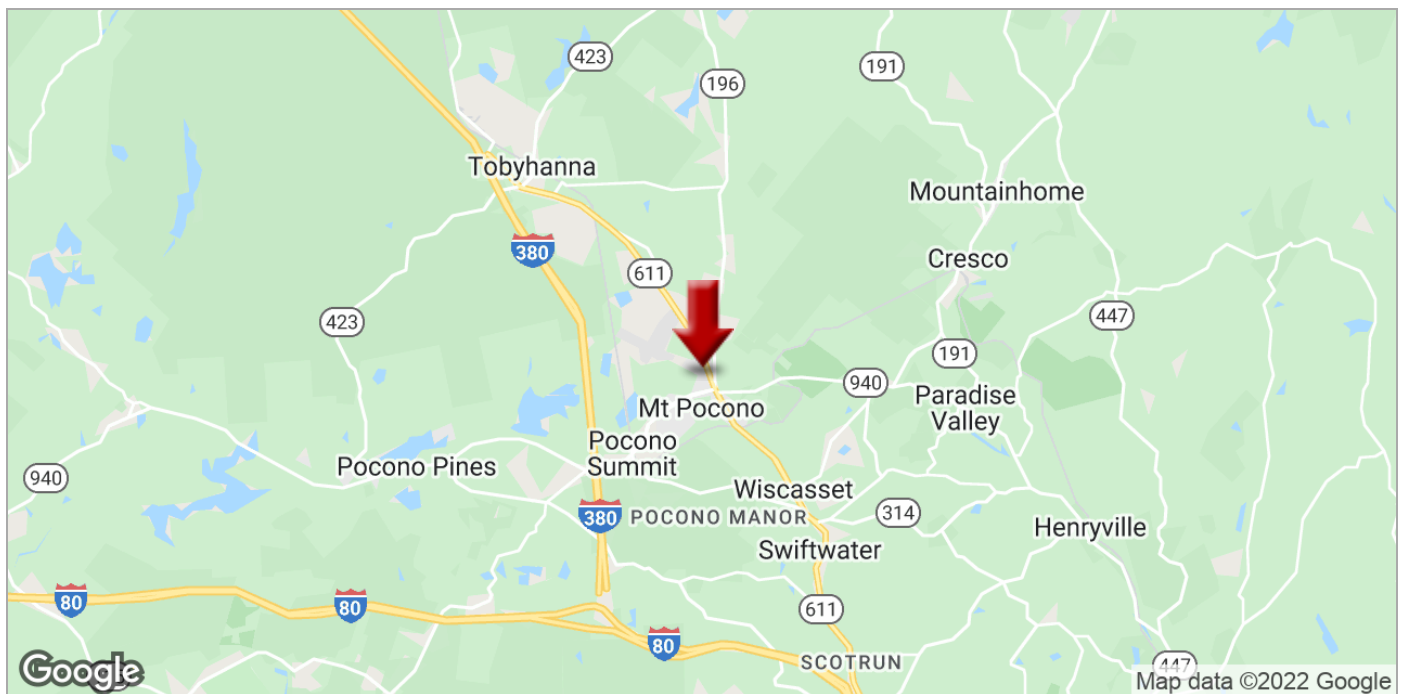


# Retailer Map

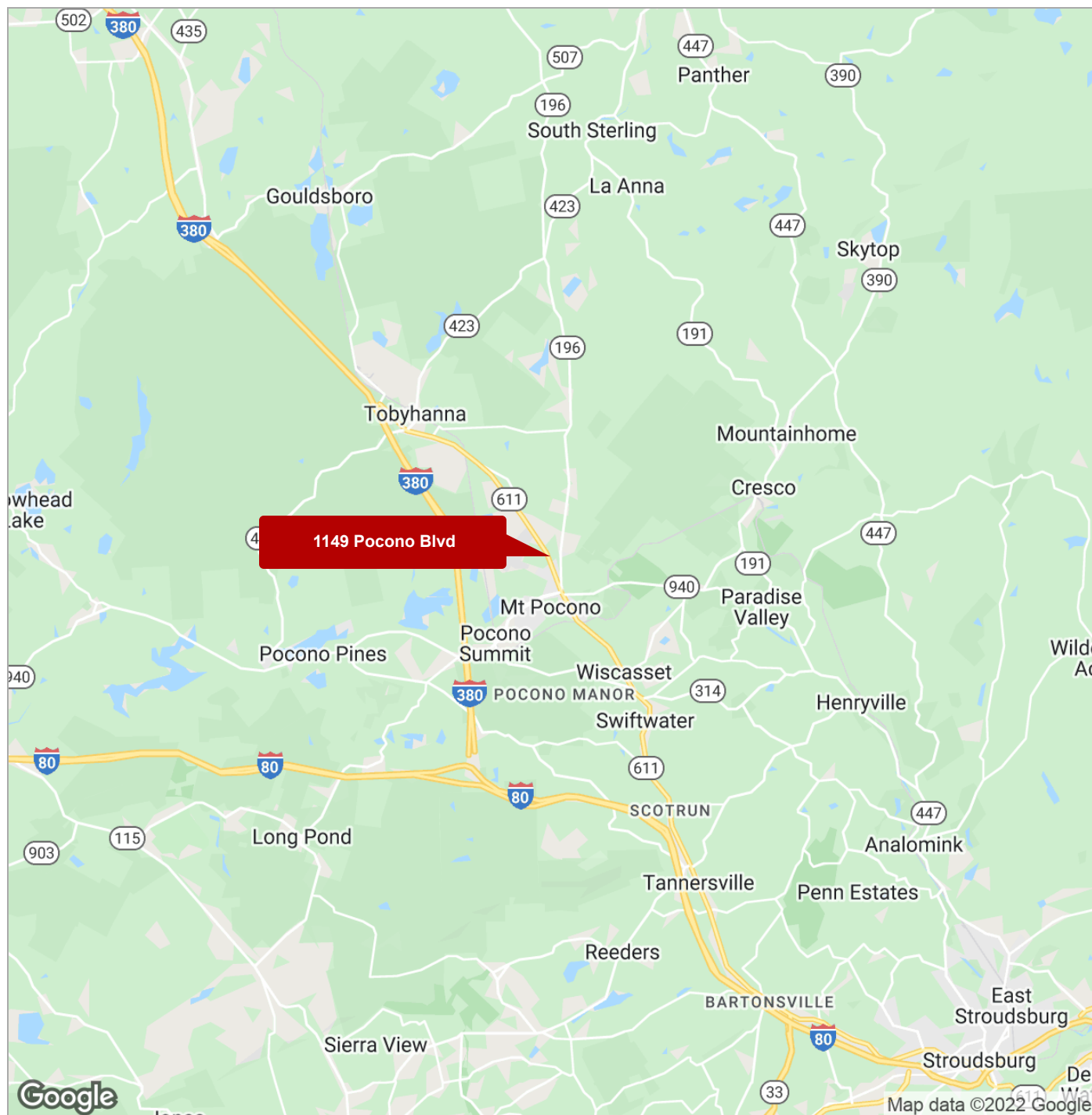


Map data ©2017 Google Imagery ©2017 , DigitalGlobe, PA Department of Conservation and Natural Resources-PAMAP/USGS, USD Farm Service Agency

## Location Maps

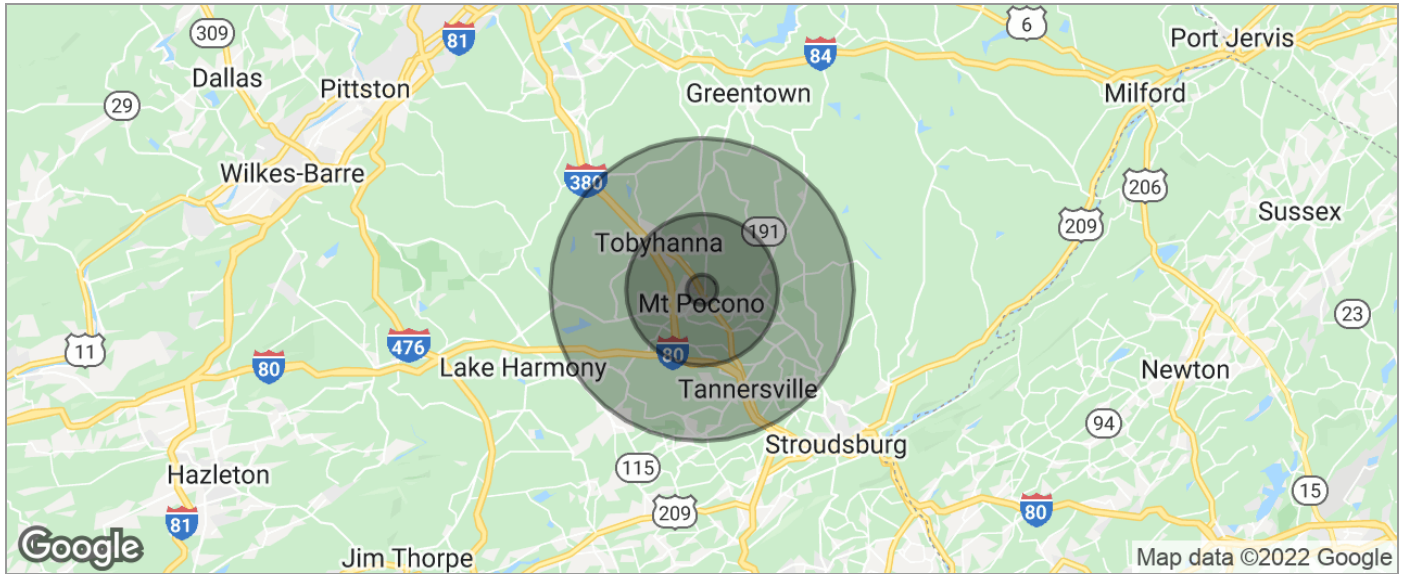


## Regional Map





# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	681	23,526	68,953
MEDIAN AGE	38.6	39.2	40.1
MEDIAN AGE (MALE)	37.6	38.6	39.3
MEDIAN AGE (FEMALE)	39.0	38.8	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	251	8,255	24,992
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$64,396	\$64,732	\$66,508
AVERAGE HOUSE VALUE	\$204,702	\$204,501	\$215,358
RACE	1 MILE	5 MILES	10 MILES
% WHITE	75.5%	67.9%	76.4%
% BLACK	18.9%	24.9%	17.0%
% ASIAN	1.2%	1.1%	1.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.3%
% OTHER	1.5%	2.7%	2.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	13.1%	18.4%	13.5%

\* Demographic data derived from 2010 US Census