



912 MAIN LEASING



912 MAIN STREET • STROUDSBURG, PA 18360

804 Sarah Street, 305 | Stroudsburg, PA 18360 | Phone: (570) 213-9232



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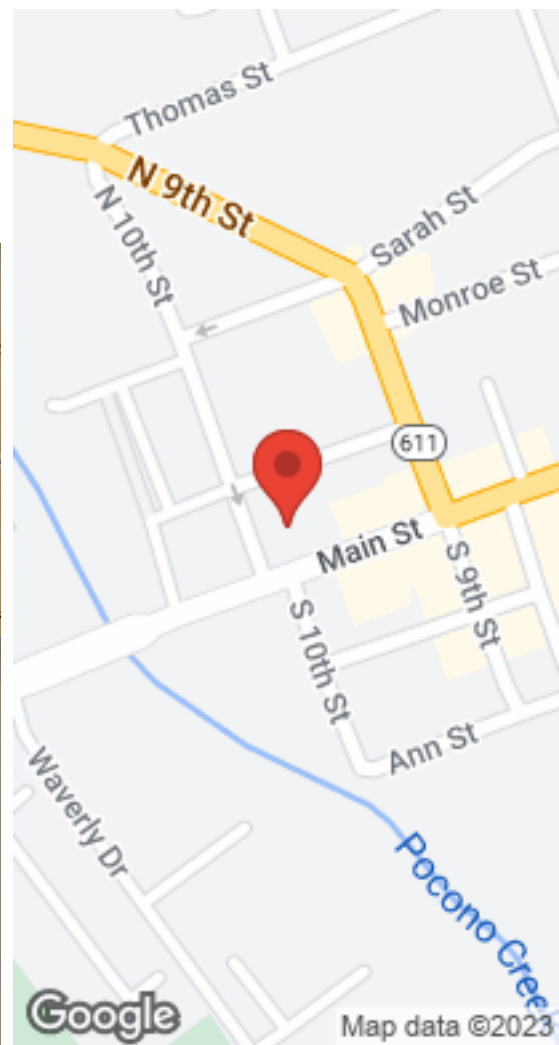
AVAILABLE SPACE

912 MAIN STREET



Property Description

Don't miss a rare opportunity to establish or expand your business in downtown Stroudsburg. Four office units available. Each office features private office(s), open space, and natural light. These 3rd floor offices are served by an elevator. Join a host of other businesses in this premier location with off street parking and 24 hour access. Gross Lease with tenant only responsible for phone and internet.



Available Units

Unit 304	311 sf	\$650.00	Gross	Immediately
Unit 307	700 sf	\$1,000.00	Gross	Immediately
Unit 309	370 sf	\$700.00	Gross	Immediately
Unit 311	430 sf	\$800.00	Gross	Immediately
Unit 312	177 sf	\$450.00	Gross	Immediately

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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Street Address: 912 Main Street

City, State, Zip Stroudsburg, PA 18360

County: Monroe

Cross Streets: N. 10th Street

Location Overview

The Borough of Stroudsburg is the county seat for Monroe County. Featuring a bustling downtown, Stroudsburg is situated just off of interstate 80 providing convenient access to and from the Lehigh Valley, New York, NJ and more. The borough offers plenty of dining, shopping, and other local businesses. Whether you are starting or growing a business, or expanding your operations to the Poconos Area, Downtown Stroudsburg offer an unrivaled environment.



PROPERTY HIGHLIGHTS

- Elevator Serving Upper Floors
- 24 Hour Access
- Off Street Parking
- Walking Distance to Shopping and Dining
- Natural Light in Every Office



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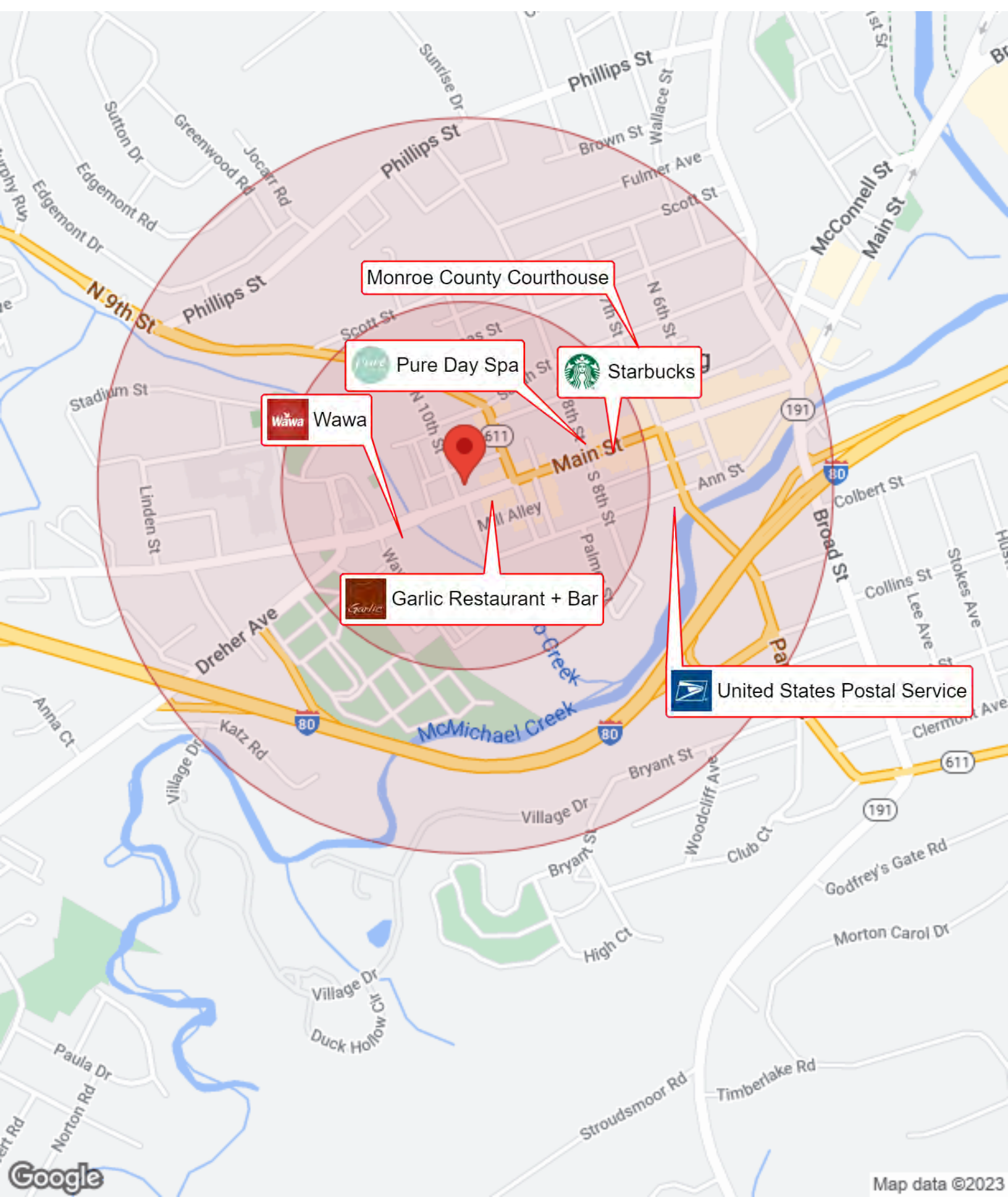
LOCATION MAPS

912 MAIN STREET



BUSINESS MAP

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Monroe County Courthouse

Pure Day Spa

Starbucks

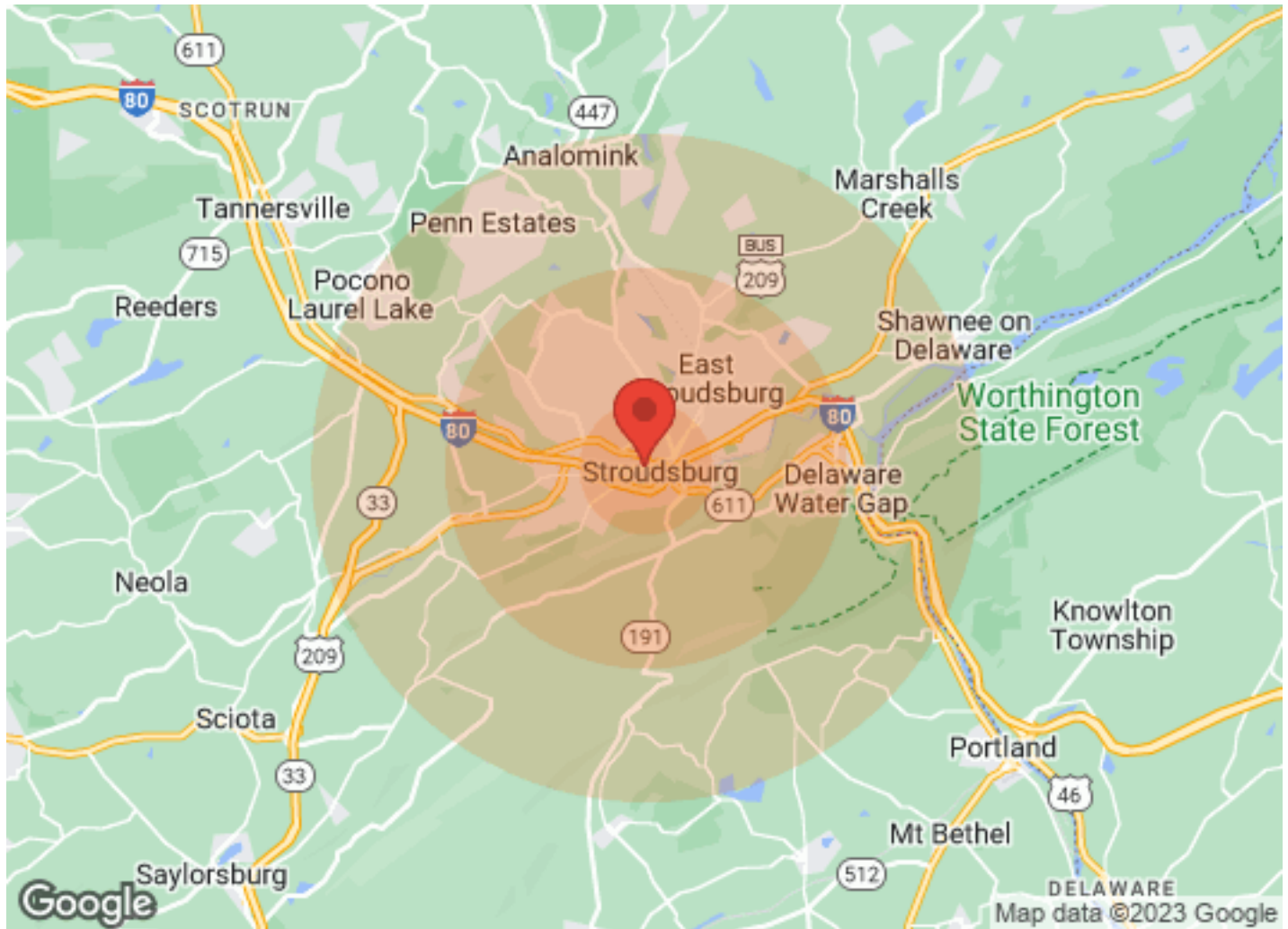
Wawa

Garlic Restaurant + Bar

United States Postal Service

DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,509	12,096	21,957	Median	\$33,624	\$47,266	\$52,248
Female	2,871	12,901	22,674	< \$15,000	503	1,273	1,716
Total Population	5,380	24,997	44,631	\$15,000-\$24,999	369	1,291	1,743
				\$25,000-\$34,999	322	1,112	1,697
				\$35,000-\$49,999	333	1,254	2,075
				\$50,000-\$74,999	191	1,470	2,766
				\$75,000-\$99,999	191	977	2,046
				\$100,000-\$149,999	277	1,400	2,704
				\$150,000-\$199,999	83	285	652
				> \$200,000	34	255	557
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	801	3,457	6,898	Total Units	2,489	10,036	17,459
Ages 15-24	682	3,044	6,101	Occupied	2,229	9,235	15,605
Ages 25-54	2,461	10,204	17,341	Owner Occupied	843	5,204	10,412
Ages 55-64	589	3,356	6,021	Renter Occupied	1,386	4,031	5,193
Ages 65+	847	4,936	8,270	Vacant	260	801	1,854
Race	1 Mile	3 Miles	5 Miles				
White	4,319	20,662	34,984				
Black	539	2,347	5,665				
Am In/AK Nat	4	12	15				
Hawaiian	N/A	N/A	N/A				
Hispanic	776	2,811	5,716				
Multi-Racial	964	3,142	6,628				

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