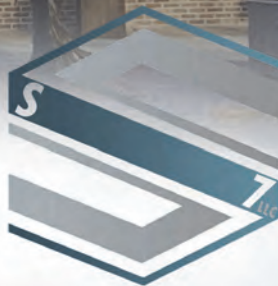


586 MAIN STREET OFFICES

586 Main Street, Stroudsburg, PA 18360



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**586 MAIN
STREET
OFFICES**



PROPERTY INFORMATION

ANNUAL RENT
\$18,000.00

PROPERTY ADDRESS
586 Main Street, Stroudsburg, PA 18360

RENTABLE AREA
828 Sq. Ft.

586 MAIN STREET OFFICES

586 Main Street
Stroudsburg, PA
18360

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



PROPERTY OVERVIEW

This property is a modernized late 1800 brick construction. The exterior features original red brick, while the interior offers the finish you would expect for private offices. This property features an electronic locking system with 24 hour tenant access as well as security cameras. A short walk from dining, shopping, and the Courthouse make this property ideally suited for starting or expanding your business.



586 MAIN STREET OFFICES

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PROPERTY DETAILS

Spacious two room office suite for lease in a remodeled section of a historic building at the corner of Main Street and N 6th Street in downtown Stroudsburg. This location is within walking distance of Monroe County Courthouse and public parking area. Gross leases with tenant only responsible for phone and internet. The large open entry way and private office to the rear make this office suitable for a number of businesses. Building is served by fiber internet. Unit adjacent to other larger units and can be combined, subject to availability, for up to 1,725 square feet.

Available Units				
Unit	Size (sf)	Price (month)	Lease Type	Available
580 - B1a	828	\$1,500.00	Gross	Leased
580 - B1b	207	\$450.00	Gross	Leased
580 - Unit 4	690	\$1200.00	Gross	Leased
Unit 8	480	\$800.00	Gross	Leased
580 Main	4100	\$1.25/sq ft	Plus Utilities	Available



PROPERTY
PHOTOS



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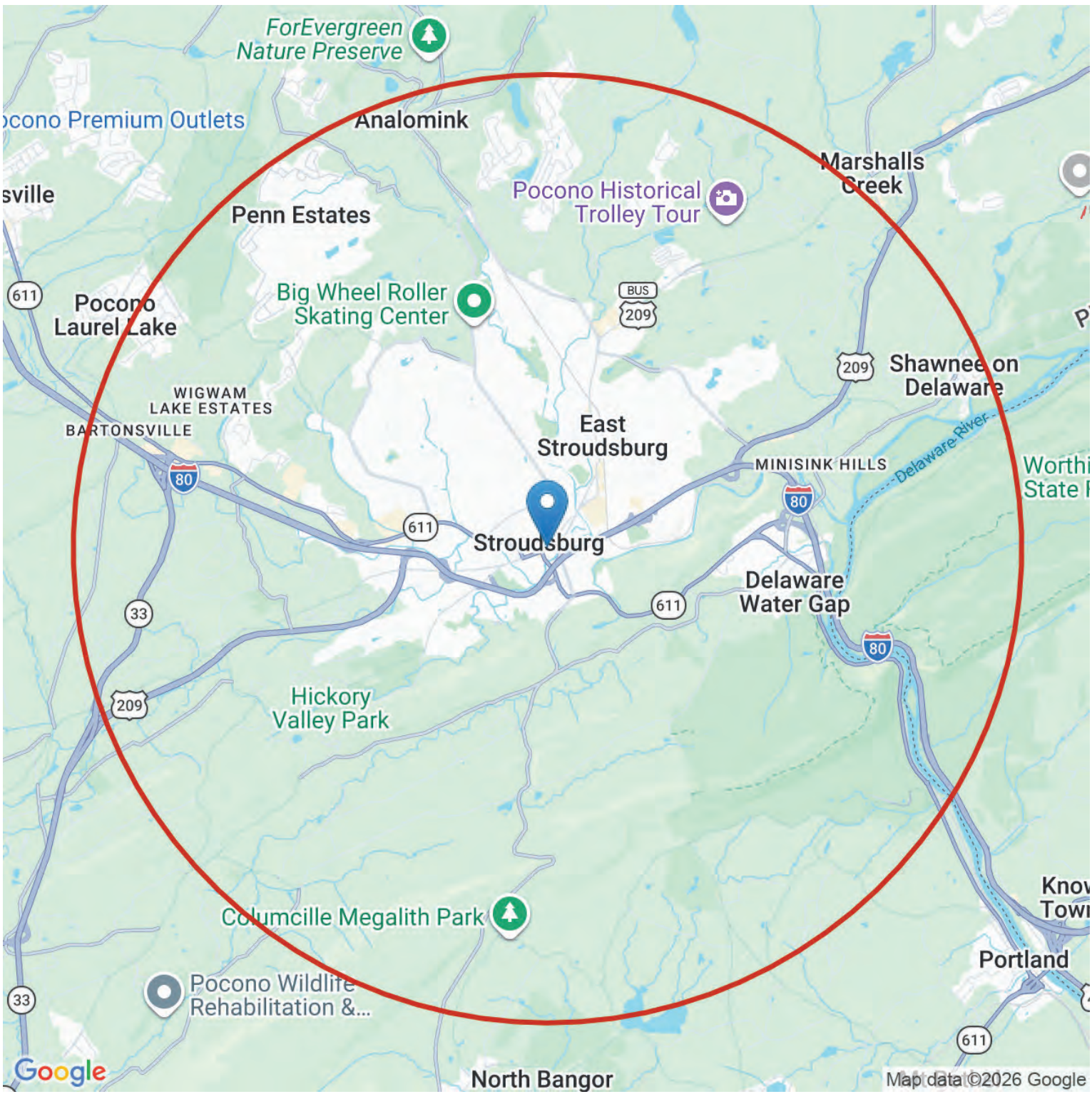


586 MAIN STREET OFFICES

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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



586 MAIN STREET OFFICES
586 Main Street, Stroudsburg, PA, 18360



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

45,755
Population

40.8 Median Age



2.54
Average Household Size

17,041
Total Households

EDUCATION



6.33%
No High School Diploma



14.45%
High School Graduate



16.81%
Some College

19.71%
Bachelor's/Grad

BUSINESS



2,549
Total Businesses



27,353
Total Employees

EMPLOYMENT

6,800
Retail Trade Employees

1,513
Manufacturing Employees

2,247
Eating & Drinking Employees

1,566
Finance/Ins/Real Estate Emp

3.6% Unemployment Rate



\$79,287
Median Household Income

INCOME



\$40,222
Per Capita Income



\$240,156
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (17.63%) ■
The smallest group : \$15,000 - \$24,999 (6.72%) ■

Indicator	Value(%)	
< \$15,000	7.83	■
\$15,000 - \$24,999	6.72	■
\$25,000 - \$34,999	9.12	■
\$35,000 - \$49,999	9.45	■
\$50,000 - \$74,999	14.42	■
\$75,000 - \$99,999	11.55	■
\$100,000 - \$149,999	17.63	■
\$150,000 - \$199,999	12.5	■
\$200,000+	10.77	■

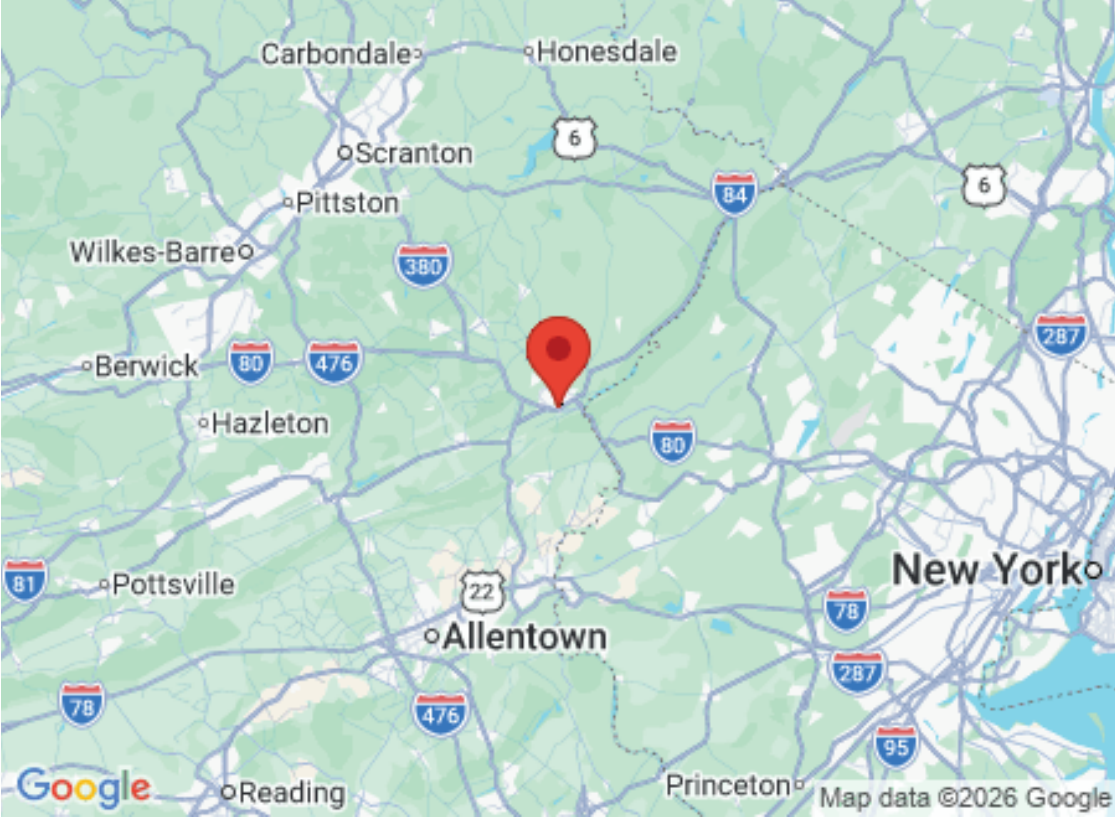


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AREA LOCATION MAP

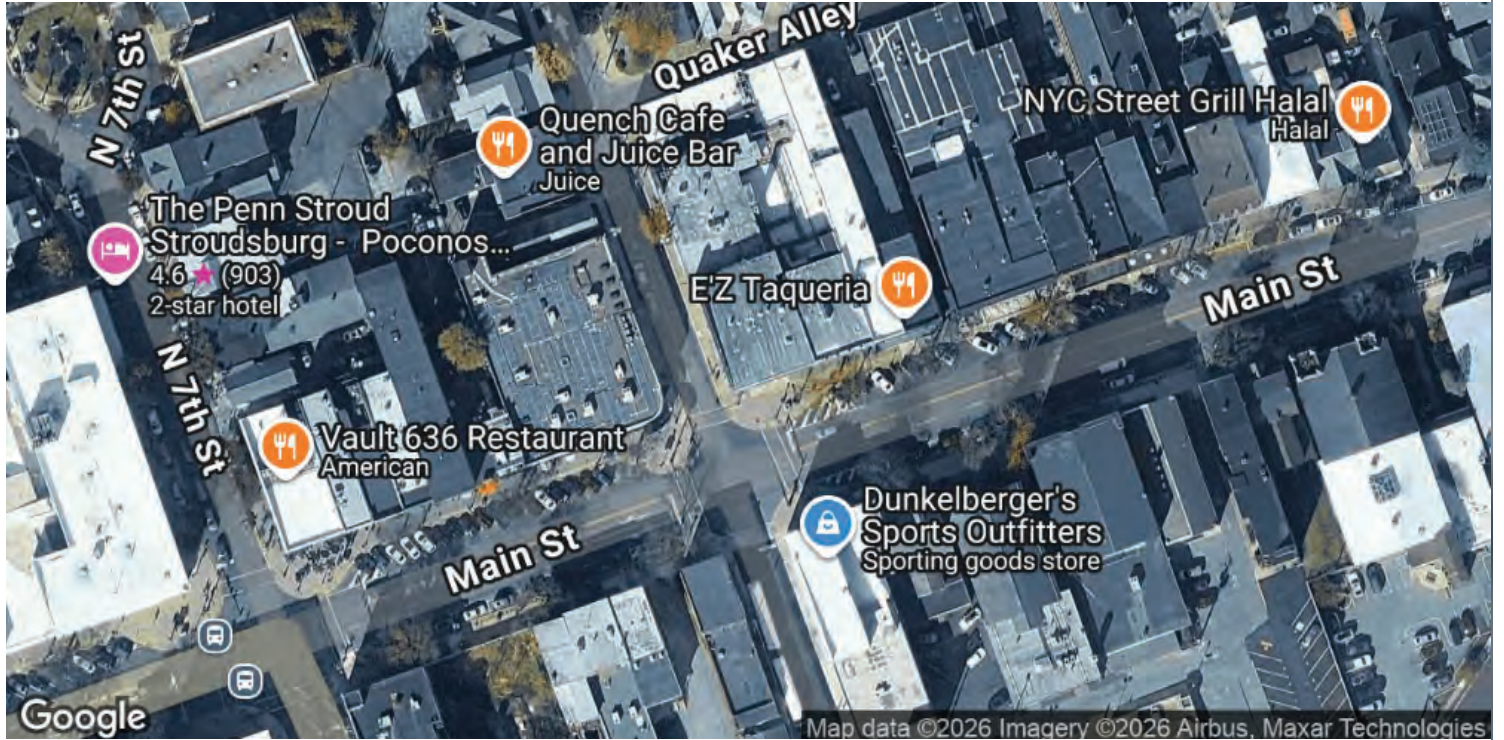


586 MAIN STREET OFFICES

586 MAIN STREET, STROUDSBURG, PA, 18360



AERIAL ANNOTATION MAP



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