

7 PRIME PADS | 2,890SF - 29 ACRES | FOR SALE OR LEASE

Smithfield Gateway | Routes 209 & 447 | Smithfield Twp, PA 18360 | Monroe County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



- JOIN ST. LUKE'S & SUPER WAWA, AT THIS RAPIDLY GROWING DEVELOPMENT
- HIGHEST TRAFFIC COUNTS IN MONROE COUNTY WITH OVER 38,000 VEHICLES PER DAY
- RT. 209 ROAD IMPROVEMENTS AND EXPANSION TO 5 LANES UNDERWAY
- 2 MILES FROM EAST STROUDSBURG UNIVERSITY WITH OVER 7000 STUDENTS
- OVER 29 MILLION VISITORS TO THE POCONO MOUNTAIN REGION EVERY YEAR
- CERTAIN PAD LOCATIONS ARE IMPROVED AND APPROVED
- DATA CENTER PROJECT AVAILABLE WITH COMMITTED POWER FROM UTILITY

Excellent accessibility, and visibility with multiple road improvements completed or underway

- A 9,000sf Retail Pad
- B 5,750sf Retail/Restaurant Pad
- C 3,200sf Restaurant/Car Wash Pad
- D 8,075sf Retail/Restaurant Space
- E 4 Acres Retail/Restaurant/Hotel Pad
- F 2,890sf Restaurant/QSR Pad
- G 29 Acre Prime Commercial or Multi Family Development

Demographics	20 Minute Drive	Trade Area
Population	64,732	302,326
Average HH Income	\$110,125	\$110,175
Total Businesses	2,902	7,707
Number of Employees	24,631	62,849
Traffic Counts	Intersection Routes 209 & 447: 38,246 VPD	

*Data Source: Sites USA REGIS™ 2025

FOR MORE INFORMATION JAMES DEPETRIS 610-941-4034 x108
PLEASE CONTACT: JDEPETRIS@LPRE.COM 610-304-4478 CELL



LEGEND PROPERTIES | 100 E 3rd Ave., Suite 200 | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 081926

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SITE PLAN



10 ACRE
DEPG
AVAILABLE

Phase 1 Road Improvement
(Under Construction)
Traffic Signal Operational

MEDICAL OR BANK
OPPORTUNITY

QSR OPPORTUNITY

RESTURANT OPPORTUNITY

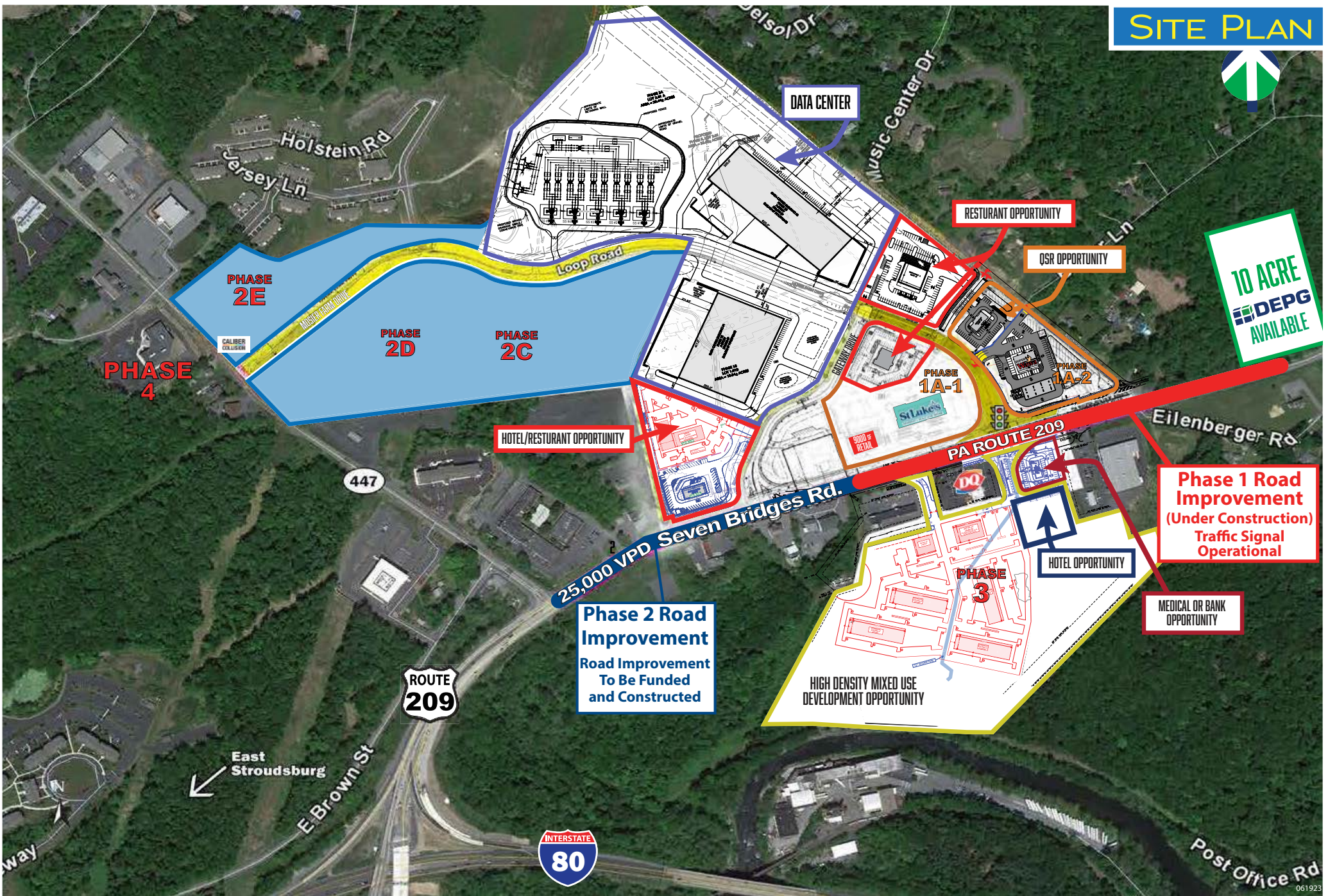
DATA CENTER

Phase 2 Road Improvement
Road Improvement
To Be Funded
and Constructed

HOTEL/RESTURANT OPPORTUNITY

HOTEL OPPORTUNITY

HIGH DENSITY MIXED USE
DEVELOPMENT OPPORTUNITY



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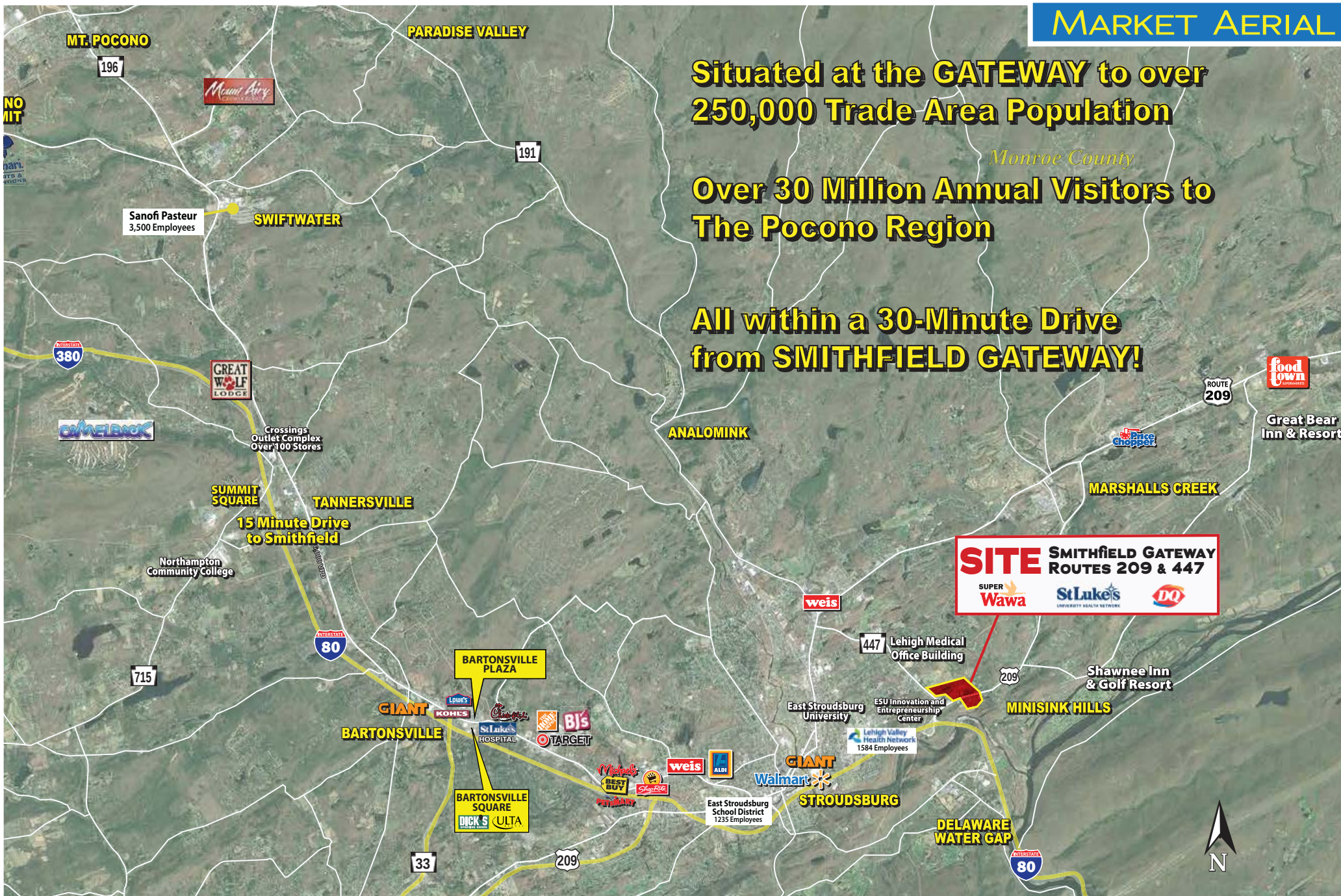
COMMERCIAL REAL ESTATE

MARKET AERIAL

Situated at the **GATEWAY** to over
250,000 Trade Area Population

Over **30 Million Annual Visitors** to
The Pocono Region

All within a **30-Minute Drive**
from **SMITHFIELD GATEWAY!**



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TRADE AREA AND 20 MINUTE DRIVE TIME

Wilks-Barre
38 Miles
from Smithfield

TRADE AREA
POPULATION 302,326

Milford
29 Miles
from Smithfield

**20 MINUTE
DRIVE TIME**
POPULATION 64,732

Hazleton
45 Miles
from Smithfield

**Smithfield
Gateway**

**East
Stroudsburg**
Stroudsburg

To NY

Lehigh Valley
30 Miles
from Smithfield

Nazareth
20 Miles
from Smithfield

Easton
23 Miles
from Smithfield

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