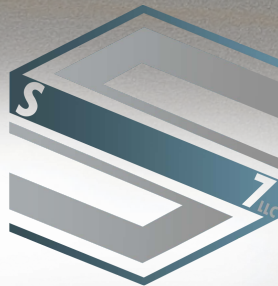


SHAWNEE SQUARE

106 Shawnee Square Drive, East Stroudsburg, PA 18301



Sean Fox,

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**SHAWNEE
SQUARE**



PROPERTY INFORMATION

Call for Rate

PROPERTY ADDRESS
*Suite First Floor, 106 Shawnee Square Drive,
East Stroudsburg, PA 18301*

YEAR BUILT
1986

RENTABLE AREA
4,610 Sq. Ft.

SHAWNEE SQUARE

106 Shawnee Square
Drive East
Stroudsburg, PA
18301

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

Shawnee Square is the ideal location for a growing professional or new businesses. Located in the heart of Shawnee, this commercial complex offers multiple lease spaces that are perfect for a variety of businesses. Join other businesses including dining, a title company and the Post Office conveniently located close to 209, Route 80 and ESU.



SHAWNEE SQUARE

106 Shawnee Square Drive, East Stroudsburg, PA 18301



PROPERTY DETAILS

This prime commercial opportunity in Shawnee Square offers exceptional flexibility and visibility for businesses looking to establish themselves in the heart of Shawnee-on-Delaware, PA. Boasting a total of 4,610 square feet, the space is perfectly suited for a large-scale operation but can also be seamlessly partitioned into two smaller units of 1,565 square feet and 2,896 square feet. Formerly utilized as a medical office, the first-floor layout is fully ADA compliant, ensuring accessibility for all clients and staff. Strategically located just off Interstate 80 (Exits 309 and 310), the property provides effortless regional access and shares a bustling plaza with the local Post Office, driving consistent daily traffic to your doorstep. The site is well-equipped for high-volume operations with a spacious parking lot accommodating over 50 vehicles. With tenants responsible for their own utilities, this versatile space offers a clean slate for a variety of professional, retail, or clinical uses in a highly accessible and recognizable location.

Available Units

Unit	Size (sf)	Price (month)	Lease Type	Available
201A	160	\$300.00	Gross	Immediate
201B	160	\$300.00	Gross	Leased
201C	160	\$300.00	Gross	Leased
203C	160	\$300.00	Gross	Leased
201D/202B	200	\$350.00	Gross	Immediate
210	780	\$1,200.00	Gross	Leased
Lower Level	4,610	\$4,610.00	Gross	Immediate
Lower Level- 1	1,565	\$1,565.00	Gross	Immediate
Lower Level- 2	2,896	\$2,896.00	Gross	Immediate



PROPERTY PHOTOS



SHAWNEE SQUARE

106 Shawnee Square Drive, East Stroudsburg, PA 18301



**PROPERTY
PHOTOS**

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PROPERTY PHOTOS



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PROPERTY PHOTOS

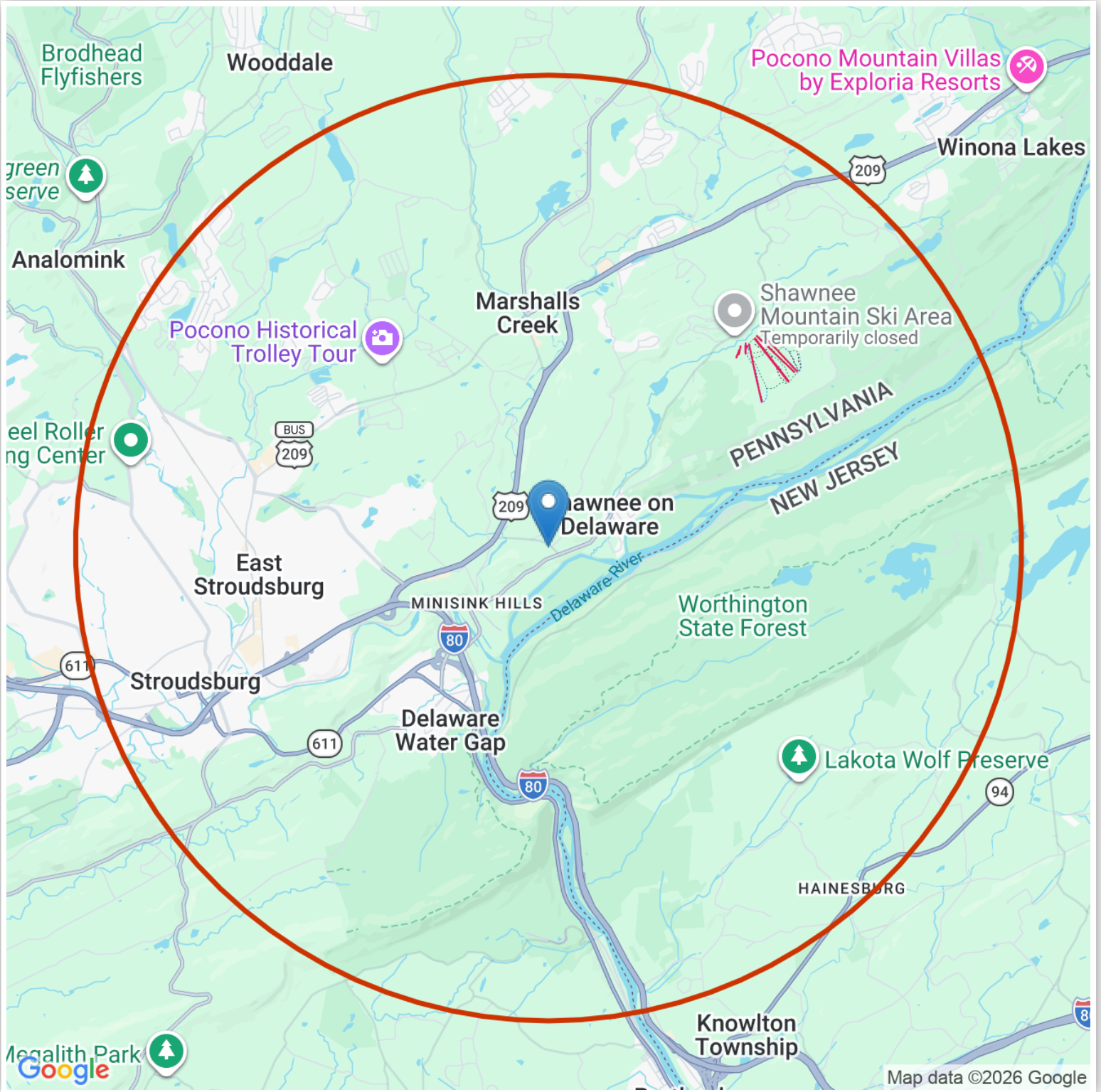


SHAWNEE SQUARE

106 Shawnee Square Drive, East Stroudsburg, PA 18301



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



SHAWNEE SQUARE

106 Shawnee Square Drive, East Stroudsburg, PA, 18301



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

36,027
Population

39.9 Median Age

2.5
Average Household Size

13,422
Total Households

EDUCATION

5.31%

No High School Diploma

13.41%

High School Graduate

17.89%

Some College

21.01%

Bachelor's/ Grad

BUSINESS

2,153
Total Businesses

22,369
Total Employees

EMPLOYMENT

1,343
Manufacturing Employees

4,003
Retail Trade Employees

1,602
Eating & Drinking Employees

1,336
Finance/Ins/Real Estate Emp

4% Unemployment Rate

INCOME

\$79,685
Median Household Income

\$41,209
Per Capita Income

\$221,109
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (17.45%) ■
The smallest group : < \$15,000 (6.71%) ■

Indicator	Value(%)	
< \$15,000	6.71	■
\$15,000 - \$24,999	7.03	■
\$25,000 - \$34,999	9.4	■
\$35,000 - \$49,999	8.99	■
\$50,000 - \$74,999	15	■
\$75,000 - \$99,999	12.26	■
\$100,000 - \$149,999	17.45	■
\$150,000 - \$199,999	11.58	■
\$200,000+	11.55	■



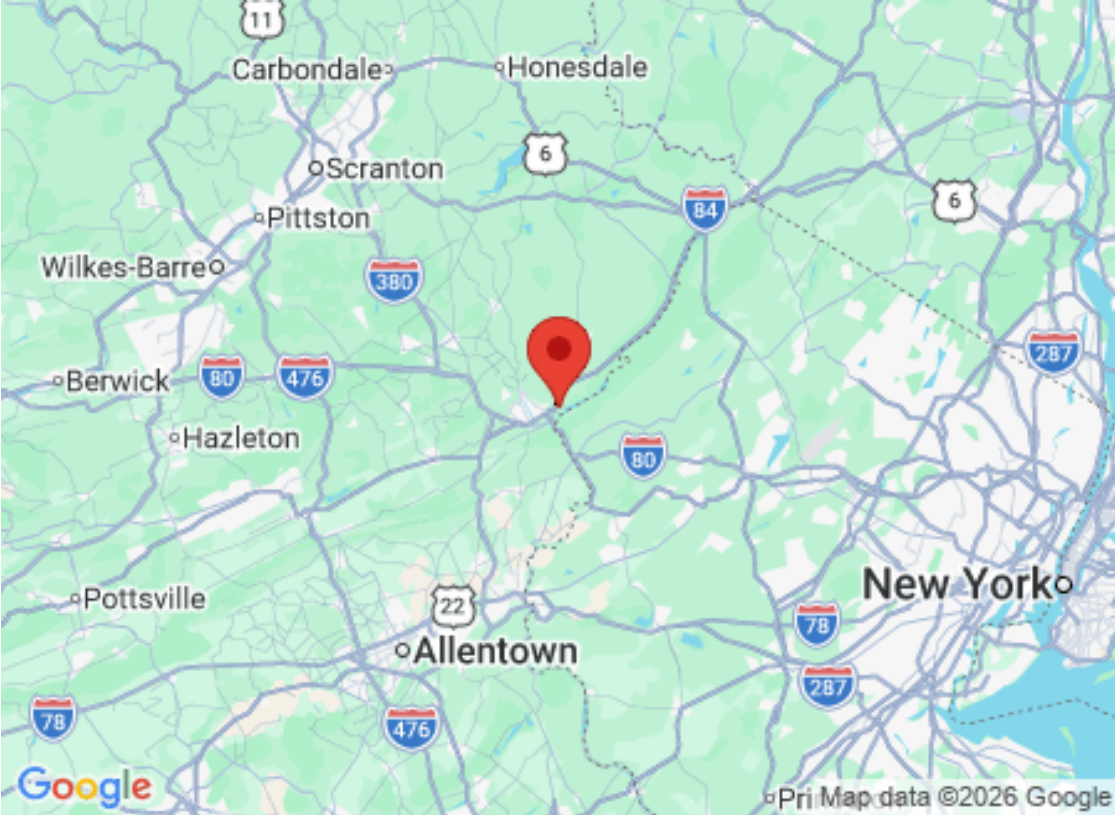
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SHAWNEE SQUARE

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AREA LOCATION MAP

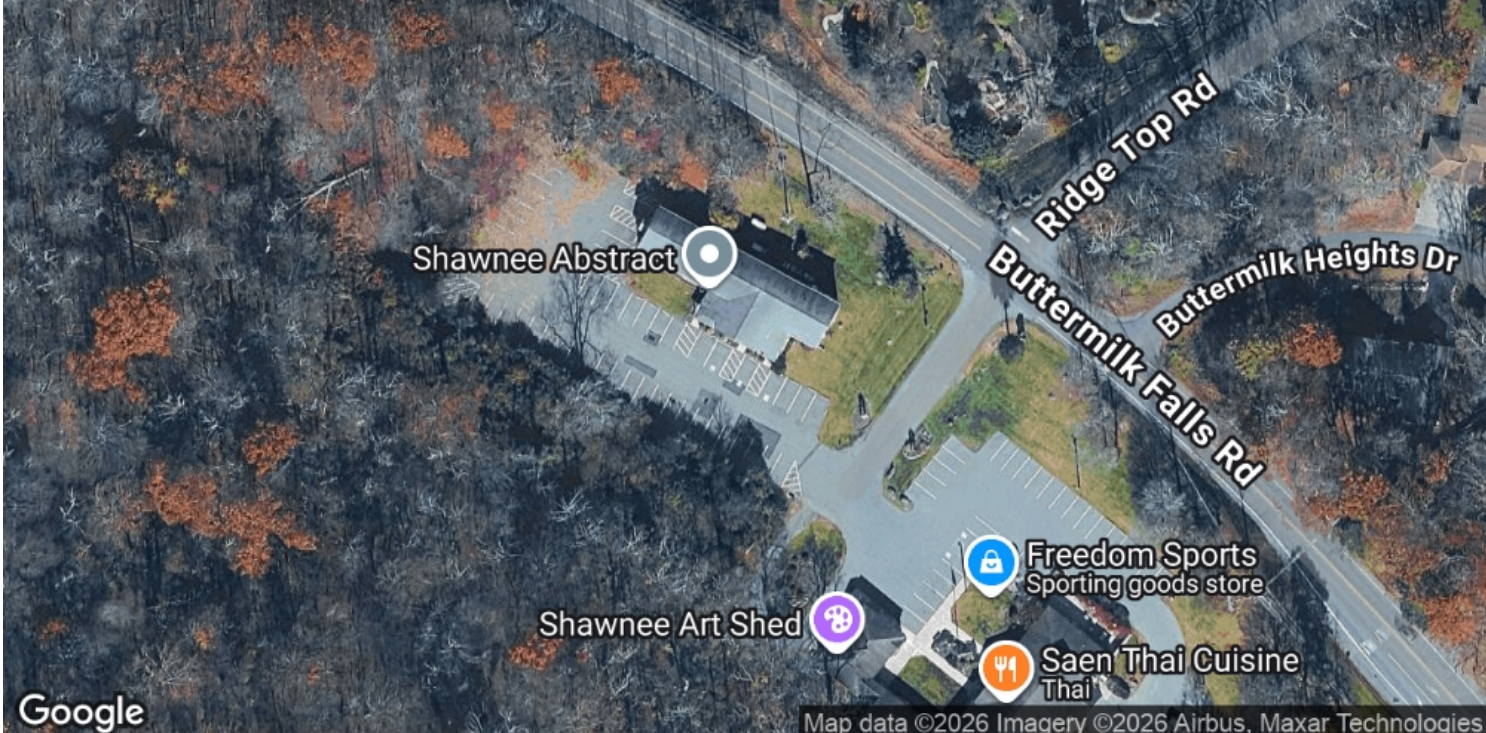


SHAWNEE SQUARE

106 SHAWNEE SQUARE DRIVE, EAST STROUDSBURG, PA, 18301



AERIAL ANNOTATION MAP



Shawnee Square

106 Shawnee Square Drive, East Stroudsburg, PA, 18301



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