

Vehicle Sales or Retail Showroom & Office

301 N 9th St, Stroudsburg, PA 18360



OFFERING SUMMARY

Available SF:	8,000 SF
Lease Rate:	\$6,000 per month (NNN)
Lot Size:	1.83 Acres
Year Built:	1929
Building Size:	8,000 SF
Renovated:	2020
Zoning:	C-1

Dan Lichty

Commercial Advisor

570.801.6170

570.460.2335

daniel.lichty@gmail.com

PROPERTY OVERVIEW

Position your business for maximum exposure in this highly visible, well-maintained commercial facility with premier frontage on the high-traffic State Route 611 corridor. Formerly operating as a successful vehicle sales dealership, this impressive 8,000-square-foot property features a bright, open 4,800-square-foot showroom paired with 3,200 square feet of functional back-office space. The turn-key building sits on a generous lot, offering ample on-site parking for inventory or customer parking, as well as prominent signage options. Under flexible C-1 Zoning in the Borough of Stroudsburg, the property accommodates a wide variety of commercial, retail, or medical uses. The property features an established auto body repair business as a co-tenant on the lower level, making it an ideal destination for automotive-related concepts or any business requiring premium exposure and visibility.

NNN Lease. Tenant is responsible for Pro-rata taxes and insurance, all internal repairs and Maintenance, Snow/Landscape, Utilities, and HVAC Maintenance. Call for details and showings.

PROPERTY HIGHLIGHTS

- Amazing Visibility & Signage
- High Traffic Route 611
- C-1 Zoning - Stroudsburg Borough
- 4,800SF Showroom / 3,200 SF Office

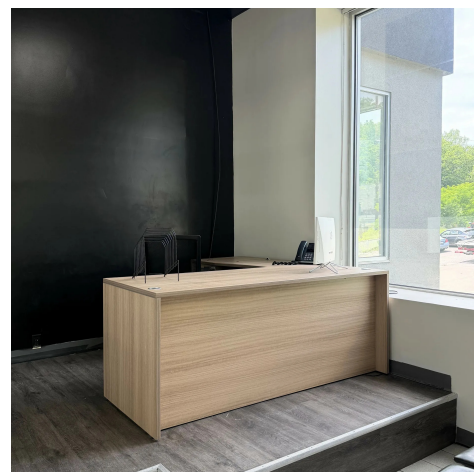
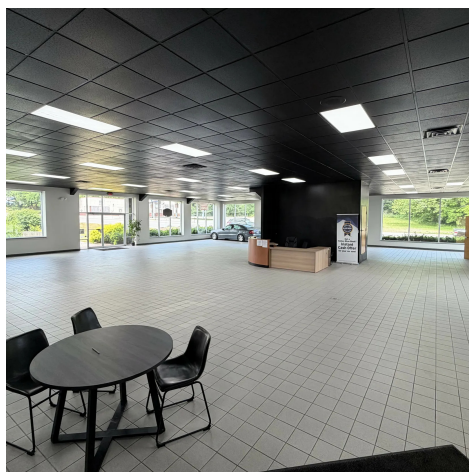
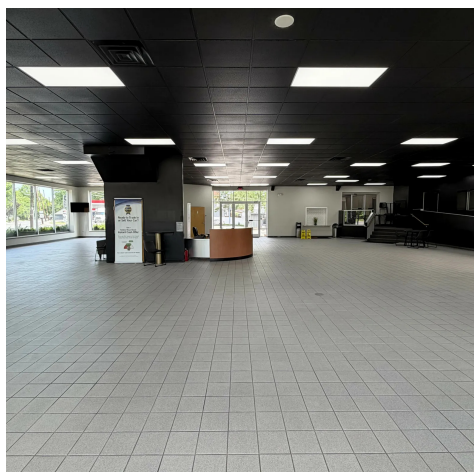
TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354

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RETAIL PROPERTY FOR LEASE

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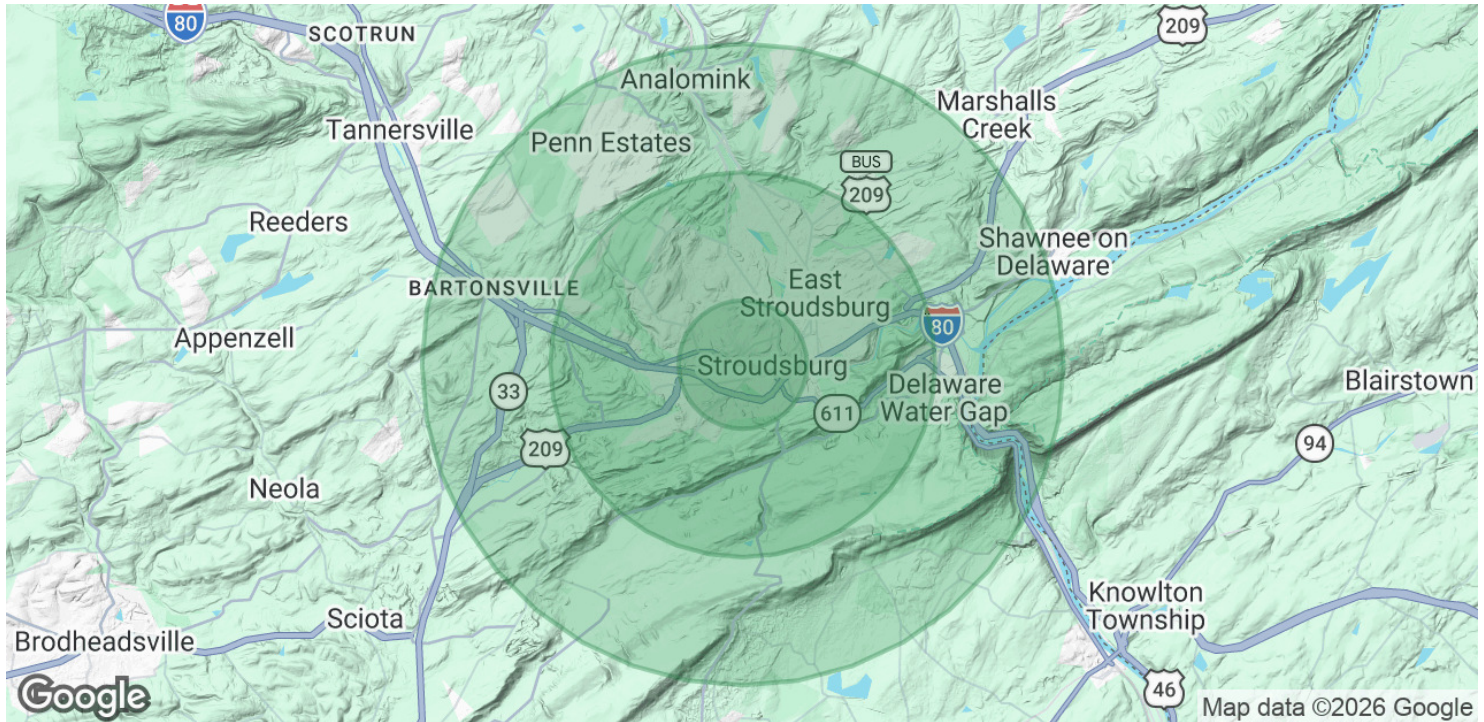
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,762	28,515	48,163
Average Age	44.8	40.3	41.9
Average Age (Male)	42.1	38.9	39.7
Average Age (Female)	45.4	40.0	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,282	10,440	17,389
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$73,436	\$98,351	\$106,303
Average House Value	\$239,823	\$244,183	\$260,856

2023 American Community Survey (ACS)

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