

511 Lenox Office Building

511 Lenox Ave, Stroudsburg, PA 18360



OFFERING SUMMARY

Available SF:	2,500 SF
Lease Rate:	\$24 SF/yr (Gross)
Lot Size:	1.79 Acres
Year Built:	1957
Building Size:	21,000 SF
Renovated:	2010
Zoning:	Commercial
Market:	Northeast PA
Submarket:	Poconos

PROPERTY OVERVIEW

Amazing 2,500 SF of office space in a multi-tenant building. This Gross Lease includes ALL utilities, Common Area Maintenance, AND Taxes/Insurance. A Beautiful corner location with large windows, tons of light, a spacious (shared) lobby, fantastic Signage/Visibility, and ample parking make this unit a MUST SEE. The space currently features 3 private offices and a large open area with cubicles. Owner is willing to configure for the tenant's needs. Prominent signage is available to the tenant. Gross Lease includes all utilities and CAM. Tenant pays for communications.

PROPERTY HIGHLIGHTS

- Central Location - Easy access
- Public Utilities
- Ample Parking
- Gross Lease

Dan Lichty

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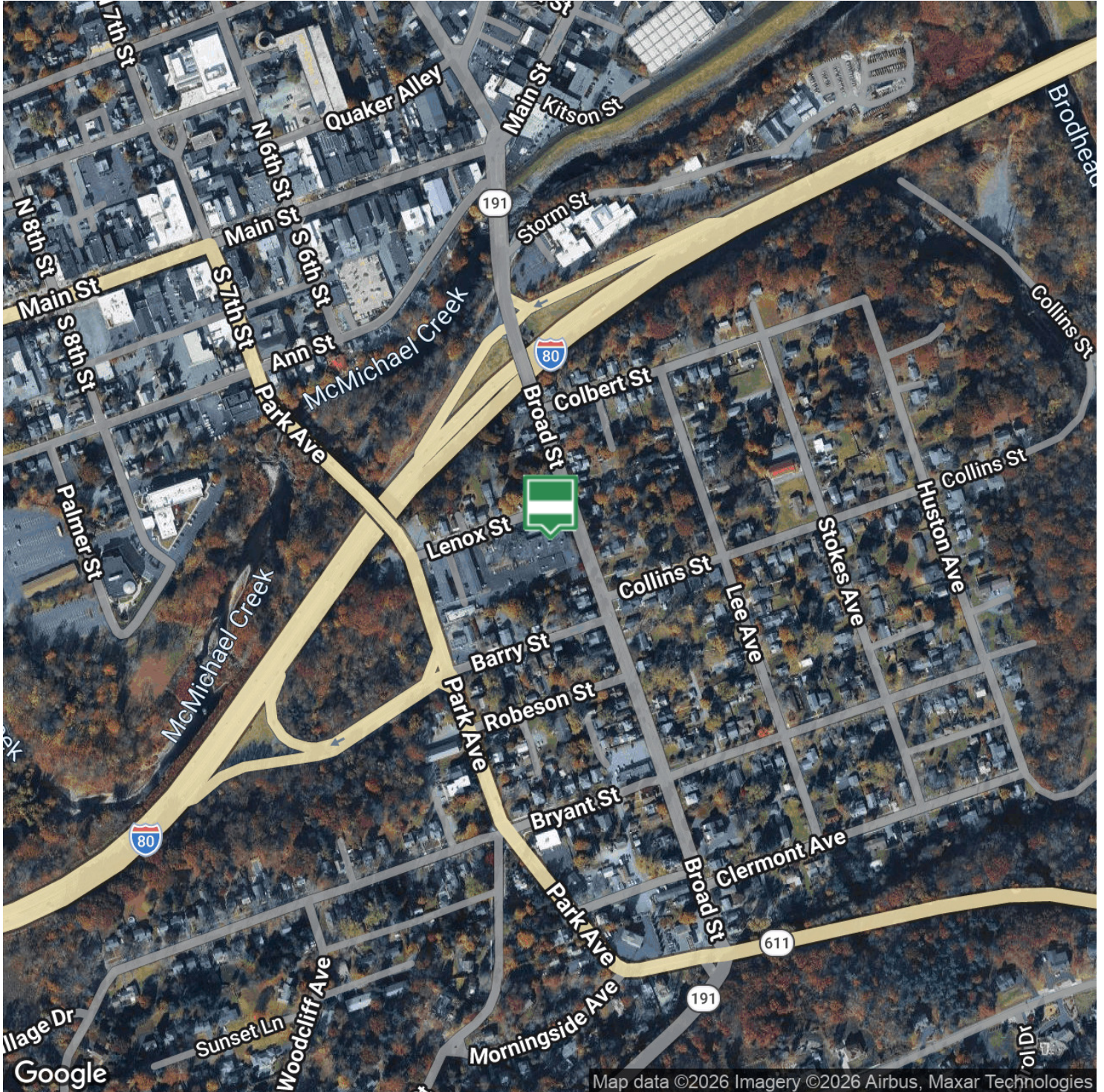
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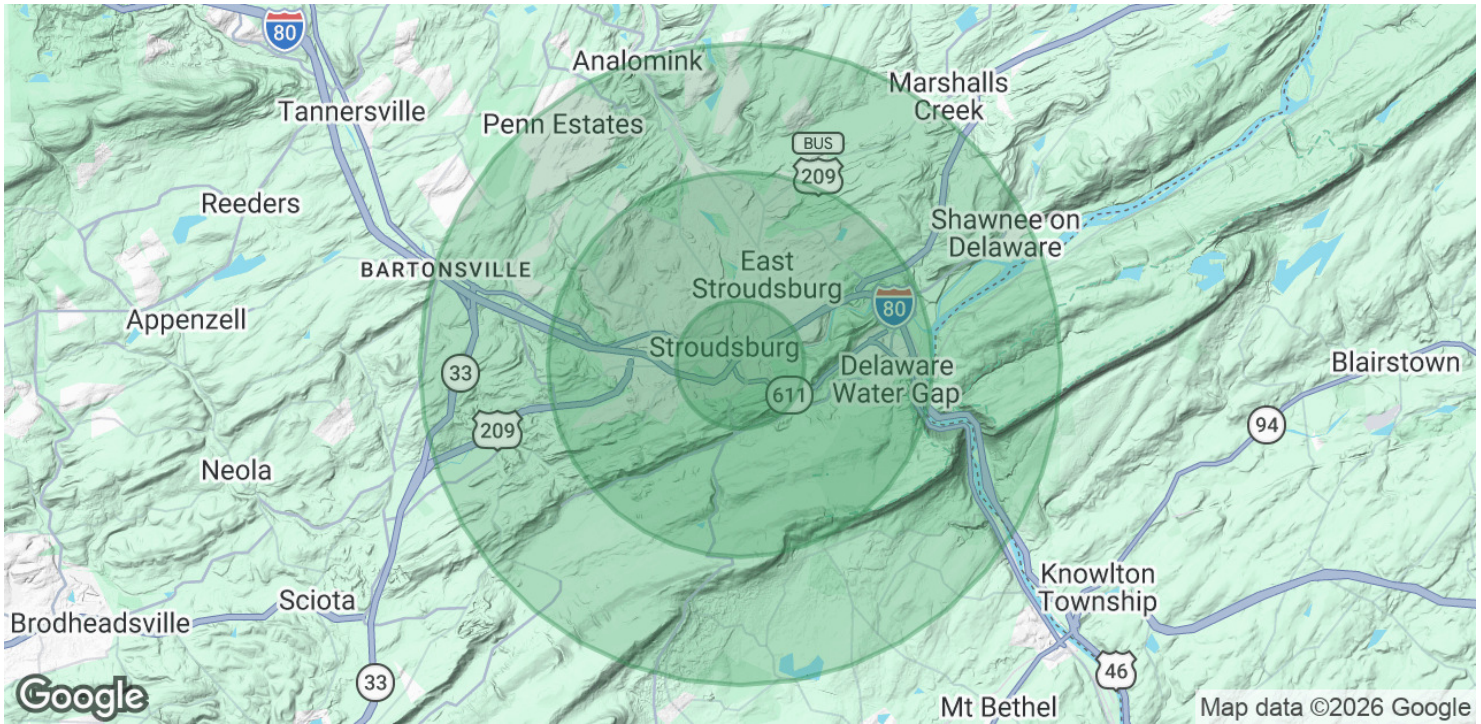
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,699	31,503	49,960
Average Age	29.2	33.6	36.1
Average Age (Male)	27.4	32.6	34.9
Average Age (Female)	31.3	34.7	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,698	11,045	17,569
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$54,637	\$62,648	\$68,822
Average House Value	\$219,792	\$231,760	\$244,017

* Demographic data derived from 2020 ACS - US Census

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