

Executive Summary



PURCHASE PRICE:	\$1,600,000.00
LOT SIZE:	1.81 Acres
BUILDING SIZE:	5,434 SF
YEAR BUILT:	1998
ZONING:	Business Services
CROSS STREETS:	Route 447/209

PROPERTY OVERVIEW

Professional stand-alone office building at the busy lighted intersection of Routes 209 and 447 in East Stroudsburg, Pennsylvania. The property has great signage and is currently configured as a bank with several drive-thru lanes, conference rooms, offices, welcoming lobby with skylights and cathedral ceilings, vault and teller stations. This inviting property has lots of potential. It could be reconfigured for many uses including but not limited to professional or medical offices, retail or restaurants.

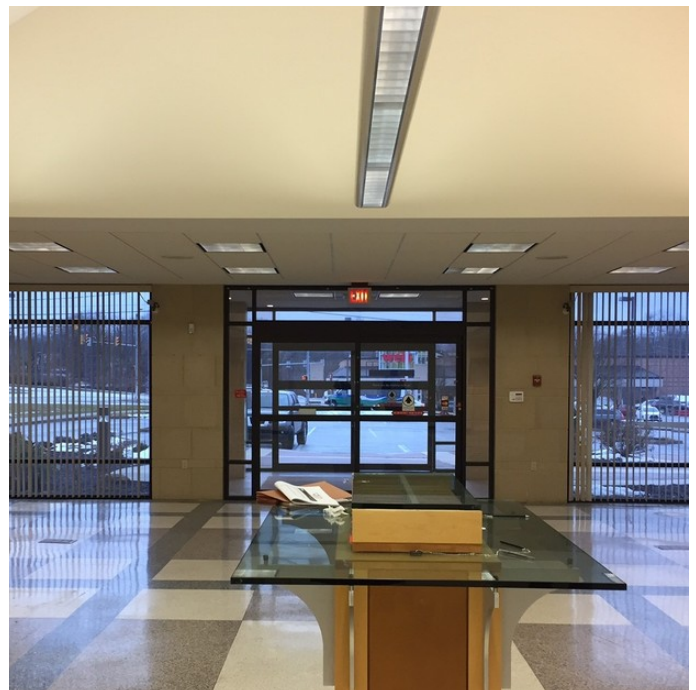
- Great owner or redevelopment opportunity
- Professional stand alone building at the busy retail intersection of Routes 209 and 447 in East Stroudsburg
- Opportunity for a business to expand or establish a new location in East Stroudsburg
- Average daily traffic count is 18,925 cars per day

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Property Details

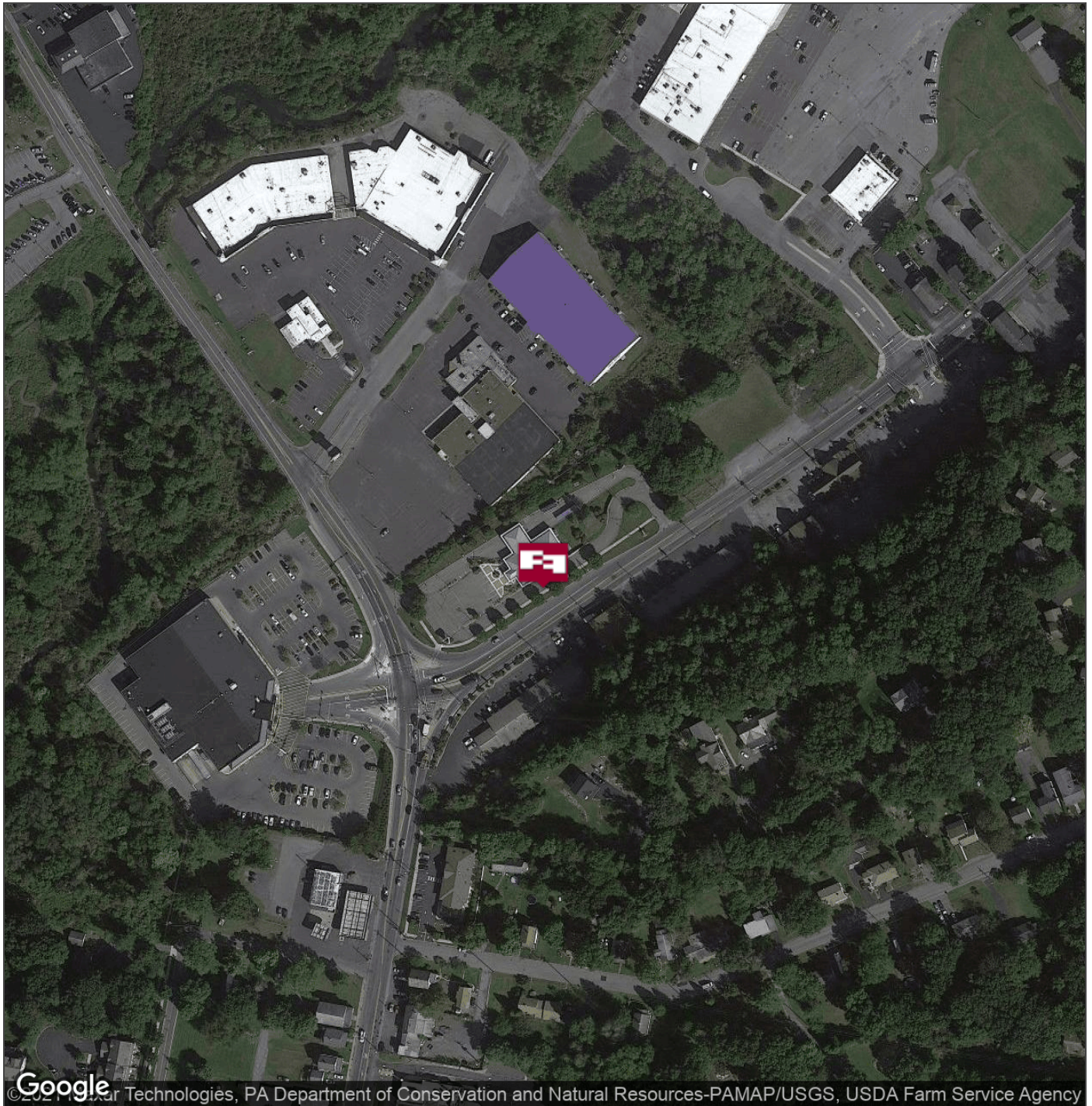
PROPERTY TYPE:	Office
APN:	05730220804717,05730220803753,05730220804892, 05730220805899,05730220806975
LOT SIZE:	1.81 AC
ZONING:	Business Services
BUILDING FRONTAGE:	Route 209
CROSS STREETS:	Route 447
YEAR BUILT:	1998
HVAC:	Gas Fired Forced Air / 3 HVAC Units
NUMBER OF STORIES:	1
AVERAGE FLOOR SIZE:	5,434 SF
FOUNDATION:	Concrete Slab
WALLS:	4 Inch Decorative CMU Veneer & Cast Stone Veneer for Siding
ROOF:	Metal



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Aerial Map



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Demographic and Income Profile

705 Milford Rd, East Stroudsburg, Pennsylvania, 18301 4
 705 Milford Rd, East Stroudsburg, Pennsylvania, 18301
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 41.01851
 Longitude: -75.18181

Summary	Census 2010	2020	2025
Population	4,788	5,015	5,120
Households	1,923	2,020	2,063
Families	1,251	1,295	1,317
Average Household Size	2.49	2.48	2.48
Owner Occupied Housing Units	1,258	1,142	1,174
Renter Occupied Housing Units	665	878	889
Median Age	40.1	40.8	41.4
Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.42%	0.18%	0.72%
Households	0.42%	0.21%	0.72%
Families	0.34%	0.12%	0.64%
Owner HHs	0.55%	0.12%	0.72%
Median Household Income	0.20%	1.41%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	276	13.7%	273	13.2%
\$15,000 - \$24,999	229	11.3%	231	11.2%
\$25,000 - \$34,999	132	6.5%	134	6.5%
\$35,000 - \$49,999	288	14.3%	294	14.3%
\$50,000 - \$74,999	387	19.2%	401	19.4%
\$75,000 - \$99,999	306	15.1%	315	15.3%
\$100,000 - \$149,999	237	11.7%	242	11.7%
\$150,000 - \$199,999	92	4.6%	89	4.3%
\$200,000+	73	3.6%	84	4.1%
Median Household Income	\$53,901		\$54,451	
Average Household Income	\$70,533		\$74,458	
Per Capita Income	\$28,111		\$29,707	

Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	278	5.8%	269	5.4%	274	5.3%
5 - 9	272	5.7%	265	5.3%	265	5.2%
10 - 14	264	5.5%	279	5.6%	269	5.3%
15 - 19	347	7.2%	252	5.0%	274	5.3%
20 - 24	413	8.6%	307	6.1%	291	5.7%
25 - 34	536	11.2%	803	16.0%	740	14.4%
35 - 44	576	12.0%	560	11.2%	655	12.8%
45 - 54	769	16.1%	587	11.7%	539	10.5%
55 - 64	607	12.7%	732	14.6%	684	13.4%
65 - 74	388	8.1%	550	11.0%	630	12.3%
75 - 84	259	5.4%	294	5.9%	371	7.2%
85+	81	1.7%	116	2.3%	130	2.5%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,740	78.1%	3,615	72.1%	3,479	67.9%
Black Alone	528	11.0%	666	13.3%	771	15.1%
American Indian Alone	10	0.2%	13	0.3%	14	0.3%
Asian Alone	136	2.8%	184	3.7%	216	4.2%
Pacific Islander Alone	1	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	216	4.5%	315	6.3%	380	7.4%
Two or More Races	157	3.3%	221	4.4%	258	5.0%
Hispanic Origin (Any Race)	642	13.4%	929	18.5%	1,121	21.9%

Data Note: Income is expressed in current dollars.

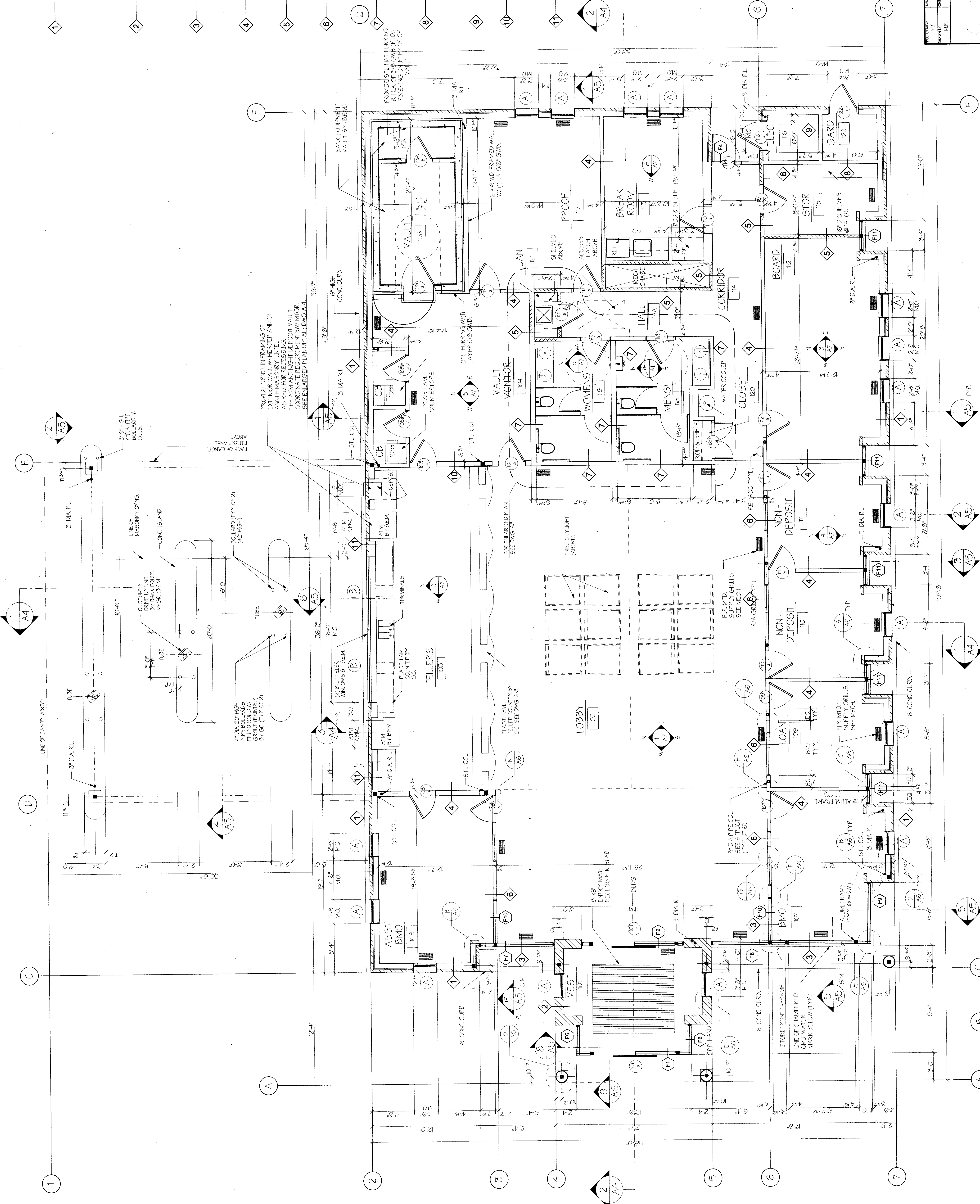
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

WALL TYPES

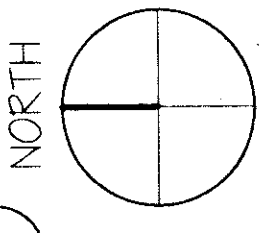
- 1 TYPICAL EXTERIOR WALL:
2X6S @ 24" O.C. @ EA. TRUSS) W/ 5/8" GWB ON INSIDE FACE AND 5/8" CDX PLYWD. SHEATHING ON EXT. FACE. 1 7/8" AIR SPACE. 4" DECORATIVE CMU VENEER. 6" BATT INSULATION W/ VAPOR BARRIER TO WARM SIDE.
- 2 VESTIBULE WALL:
12" NOM DECORATIVE CMU (BOTH FACES) WITH POLYURETHANE FOAM INSULATED CORES. USE 4" AND 6" CMUS AS NEC. AT RAIN LEADERS & COLUMNS.
- 3 WINDOW WALL:
4 1/2" D ALUMINUM STOREFRONT. THERMALLY BROKEN W/ 1" INSULATED TINTED, LOW E GLASS.
- 4 TYPICAL INTERIOR PARTITION:
2X4S @ 16" O.C. W/ 5/8" GWB EITHER SIDE. USE 2X6S, 2X8S WHERE INDICATED.
- 5 1HR. PARTITION:
2X4S @ 16" O.C. W/ 5/8" TYPE X GWB EITHER SIDE.
- 6 PANEL PARTITIONS:
2X4S @ 16" O.C. (MIN) OR AS REQ'D FOR 3/4" VENEER PLYWOOD PANELS EITHER SIDE.
- 7 SOUND INSULATED PARTITION:
2X4S (2X6S AS INDICATED) W/ 5/8" GWB EITHER SIDE. 6" SOUND BATTS
- 8 2X4S @ 16" O.C. W/ 5/8" GWB ON INTERIOR SURFACE, & 5/8" P.T. PLYWD. ON EXTERIOR SURFACE.
- 9 2X4S @ 16" O.C. W/ 5/8" P.T. PLYWD. EITHER SIDE.
- 10 42" H PARTITION:
2X6S @ 16" O.C. (MIN) OR AS REQ'D AND 5/8" GWB. EA SIDE W/ 5/4 HDWD. CAP.
- 11 2 X 8 EXTERIOR WALL:
X8S @ 24" O.C. @ EA. TRUSS) W/ 5/8" GWB ON INSIDE FACE AND 5/8" CDX PLYWD. SHEATHING ON EXT. FACE. 1" AIR SPACE. 4" DECORATIVE CMU VENEER. 6" INSULATION.

NOTE:

ALL DIMENSIONS INDICATE DIMENSION TO FACE OF FINISH MATERIAL, NOT ROUGH FRAMING DIMENSIONS.



FLOOR PLAN
SCALE: 1/4" = 1'-0"



REVISIONS	
NO.	DESCRIPTION
1	1 OF 16

FLOOR PLAN	
PENN SECURITY BANK & TRUST CO.	
OWNER:	TRUST CO.
LOCATION:	ROUTE 447 & 209 EAST STRICKLAND, PA
DATE:	14 MAY 97
SCALE:	1/4" = 1'-0"
DESIGNER:	PKR ASSOCIATES
DRAWN BY:	PKR ASSOCIATES
CHECKED BY:	PKR ASSOCIATES
APPROVED BY:	PKR ASSOCIATES