



**PRIME  
COMMERCIAL  
PAD SITES  
AVAILABLE  
FOR LEASE**



**ROUTES 209 & 447  
SMITHFIELD TWP, PA 18350**

AT KEY I-80 INTERCHANGE AND GATEWAY TO MONROE COUNTY'S POCONO RESORTS.



SHAWNEE MOUNTAIN SKI AREA RESORTS

PROPOSED SMITHFIELD GATEWAY  
500 RESIDENTIAL UNITS  
400,000 SQ. FT. OF COMMERCIAL SPACE

**REGIONALLY ACCESSIBLE**

**HIGHLY VISIBLE**

**FULL MOVEMENT ACCESS ON  
ROUTE 209 AND 447 (INDEPENDENCE ROAD)**

**SITE**



24,659 VPD

46,833 VPD

67,929 VPD





**weis**



**GIANT**

**Walmart**



**Coordinated Health**



**St Luke's**  
UNIVERSITY HEALTH NETWORK  
COMING 2023

**Lehigh Valley Health Network**

**EAST STROUDSBURG UNIVERSITY**

**EAST STROUDSBURG SCHOOL DISTRICT**

# **EAST STROUDSBURG VICINITY**

# **EXISTING CONDITIONS**





STROUDSBURG  
MUNICIPAL  
AUTHORITY  
PERMANENT WATER  
MAIN EASEMENT

# SHEETZ

## LEASE EXECUTED

PROPOSED PHO B  
4,597 SF  
(66 STALLS)

PROPOSED STRIP RETAIL  
6,900 SF

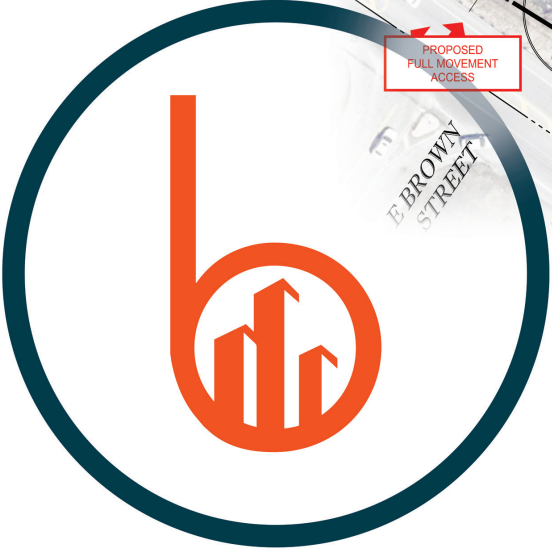
CONVENIENCE STORE  
6,139 SF

PROPOSED PHO D (20 STALLS)  
2,250 SF

PROPOSED FULL MOVEMENT ACCESS

EXISTING MET-ED RIGHT OF WAY

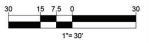
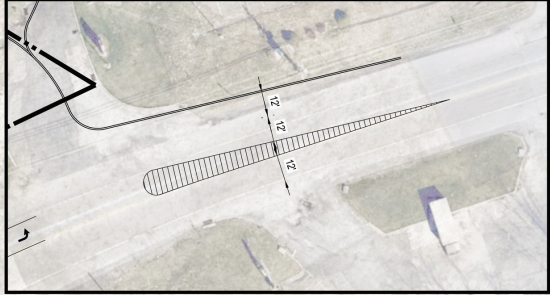
PROPOSED FULL MOVEMENT ACCESS



E BROWN STREET






INDEPENDENCE ROAD  
SR 0447  
AADT 13,840

SEVEN BRIDGE ROAD  
SR 0209  
AADT 25,971



# POCONO MOUNTAINS DRAW 27.9MILLION VISITORS EACH YEAR, AN INCREASE OF 3.3 MILLION VISITORS IN 5 YEARS.

## POPULATION OF MONROE COUNTY 2022 IS 168,023

				
<b>3</b> MILES	<b>24,860</b> Total Population	<b>28,257</b> Daytime Population	<b>2.46</b> Average Household Size	<b>\$84,475</b> Average Household Income
<b>5</b> MILES	<b>41,835</b> Total Population	<b>43,803</b> Daytime Population	<b>2.53</b> Average Household Size	<b>\$90,708</b> Average Household Income
<b>7</b> MILES	<b>64,792</b> Total Population	<b>62,445</b> Daytime Population	<b>2.62</b> Average Household Size	<b>\$94,661</b> Average Household Income

### SEEKING:

- MEDICAL USES
- FAST FOOD
- THEME RESTURANT
- GAS/ CONVENIENCE
- CAR WASH
- PROFESSIONAL OFFICE
- RETAIL & SERVICES



**FOR MORE INFORMATION CONTACT:**  
**JOEL DICKER, VP**  
**TYLER BENNETT, CEO**  
908.610.8488 | [JOEL@BENNETTREALTYLLC.COM](mailto:JOEL@BENNETTREALTYLLC.COM)

**bennett**  
REALTY & DEVELOPMENT

BENNETT REALTY & DEVELOPMENT  
LICENSED REAL ESTATE BROKERS  
NJ, NY, CT, PA

NEW JERSEY  
24 S HOLMDEL ROAD  
HOLMDEL, NJ 07733

PH 732.837.4060  
FAX 732.963.2433  
W [BENNETTREALTYLLC.COM](http://BENNETTREALTYLLC.COM)

Although all information regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal with out notice.