

RT. 940 & SUMMIT AVE

MT. POCONO, PA



MSC

PAD SITE WITH DRIVE-THRU
AVAILABLE FOR LEASE



ROUTE 940 & SUMMIT AVE

JOIN THESE AREA TENANTS



PROPERTY DETAILS

- ▶ Well positioned on PA-940 (16,950 AADT) just off of US-380 (25,000 AADT)
- ▶ Located near new Kalahari Indoor Water Park and convention center
- ▶ Full access to site from traffic light at PA-940 (16,950 AADT) and Summit Avenue

DEMOGRAPHICS

EST. POPULATION

1 mi	2,385
3 mi	11,234
5 mi	27,080
7 mi	40,731

EST. AVG HH INCOME

1 mi	\$101,491
3 mi	\$99,633
5 mi	\$99,126
7 mi	\$99,579

EST. EMPLOYEES

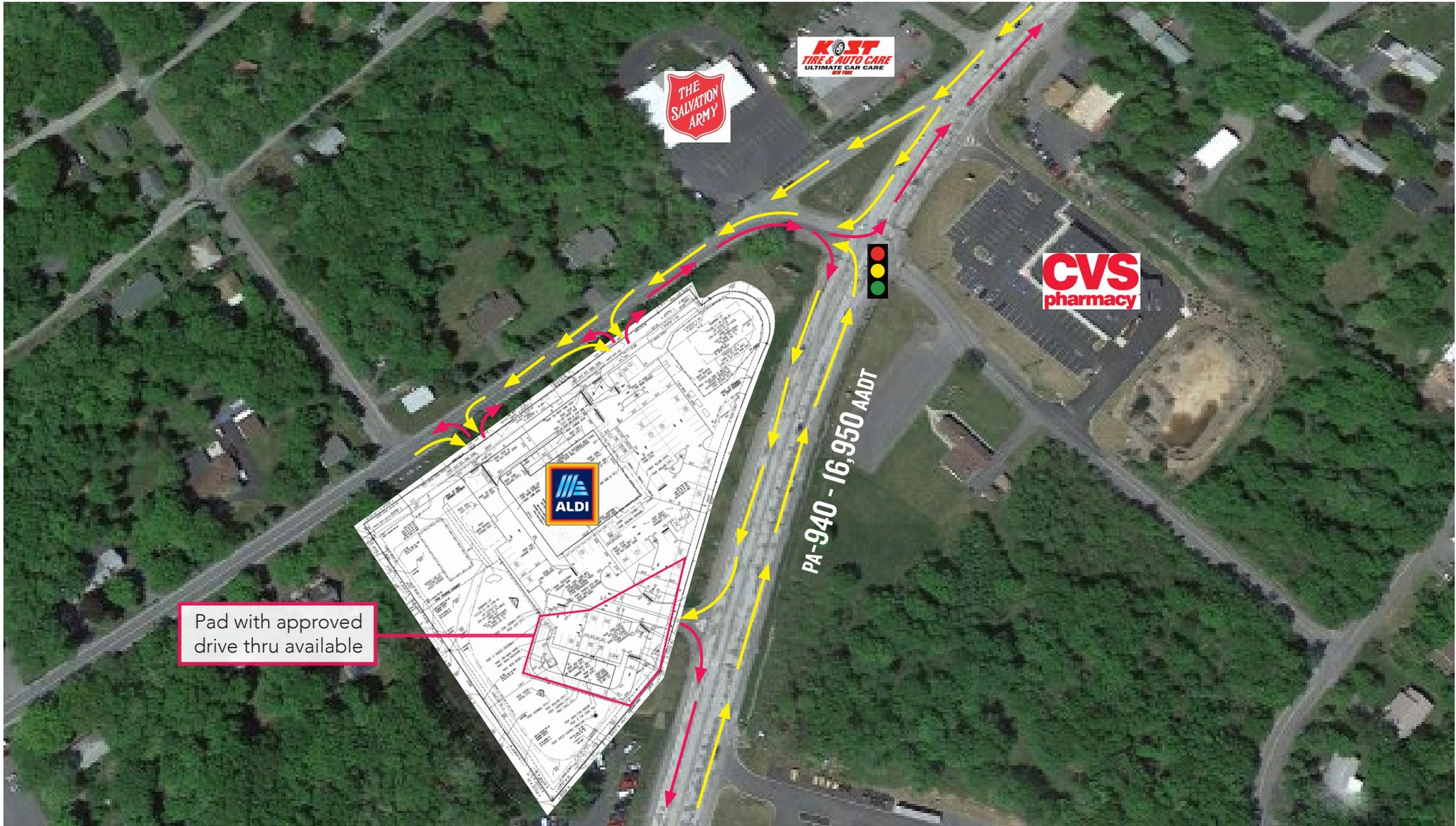
1 mi	1,369
3 mi	3,448
5 mi	8,002
7 mi	10,253

CONCEPTUAL RENDERINGS



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

SITE PLAN



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LOW AERIAL



MARKET AERIAL



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MSC

For more information:

KYLE QUIGLEY

kquigley@hellomsc.com

267.436.2665

JOSEPH RANISZEWSKI

jraniszewski@hellomsc.com

610.764.6734

JASON BOCK

jbock@hellomsc.com

610.331.2432

SCOTT WEISS

sweiss@hellomsc.com

484.919.8233

