RETAIL FOR LEASE

BLAKESLEE PLAZA

248 Route 940, Blakeslee, PA 18610



OFFERING SUMMARY

AVAILABLE SF:	1,400 - 6,625 SF
LEASE RATE:	$12.00 SF/yr (NNN)
LOT SIZE:	35.73 Acres
YEAR BUILT:	1997
BUILDING SIZE:	65,104 SF
ZONING:	C
TRAFFIC COUNT:	7,810

PROPERTY OVERVIEW

KW Commercial, The Daniel Perich Group is offering retail space for lease in Blakeslee Plaza - a 65,000 square foot grocery-anchored neighborhood shopping center. Join Ahart's Market, Fine Wine & Good Spirits, and Family Dollar. End cap and inline spaces available ranging from 1,400 to 8,725 contiguous square feet. Located at the intersection of Route 115 and Route 940 with egress and ingress along both routes. Interstate 80 is less than one mile south of this intersection. Area retailers include CVS, WaWa, Dunkin Donuts, and Dollar General.

PROPERTY HIGHLIGHTS

- 65,000 square foot neighborhood center
- Grocery-anchored by Ahart's Market
- Professionally managed shopping center
- End cap and inline spaces available
- At intersection of Route 940 and Route 115
- Less than 1 mile from Interstate 80
- Area retailers include CVS, WaWa, Dunkin Donuts & Dollar General

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LEASE RATE	$12.00 SF/YR

LOCATION INFORMATION

Building Name	Blakeslee Plaza
Street Address	248 Route 940
City, State, Zip	Blakeslee, PA 18610
County/Township	Monroe/Tobyhanna Township
Cross Streets	Route 115
Side Of Street	South
Road Type	Paved
Nearest Highway	Interstate 80
Nearest Airport	ESP
Retail Clientele	General

BUILDING INFORMATION

Building Size	65,104 SF
Year Built	1997
Tenancy	Multiple
Number Of Floors	1
Average Floor Size	65,104 SF
Construction Status	Existing
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	C
Lot Size	35.73 Acres
APN#	19539403432707
Lot Frontage	1,517
Lot Depth	1,000
Traffic Count	7,810
Traffic Count Street	SR115

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	300

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LOCATION OVERVIEW

Blakeslee Plaza is located with Tobyhanna Township, Monroe County, Pennsylvania. The Pocono Mountains is approximately 2 hours from Philadelphia, Harrisburg or Trenton and 1.5 hours from New York City. Major area developments include the proposed $400 million Pocono Springs Entertainment Village and 130,000 square foot expansion of Kalahari Resort's convention center.

Area attractions within 5 miles include Pocono International Raceway, Split Rock Resort and Big Boulder Ski. Tobyhanna Township has had 15 new businesses open in the last 3 years, including American Tire Distributors (ATD) with their new 1,000,000 square foot warehouse in New Ventures Commercial Park at Interstate 80. Additionally, Parkside Medical Campus is planned to include new medical, office and retail in New Ventures. Neighboring residential communities include Lake Harmony, Greenwood Acres, Camelot Forest, Keswick Pointe and Village Green. Population of 6,976 with a median household income of $62,624 within 5 miles.

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LEASE TYPE | NNN **TOTAL SPACE** | 1,400 - 6,625 SF **LEASE TERM** | Negotiable **LEASE RATE** | $12.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
101	Available	3,400 SF	NNN	$12.00 SF/yr
102	Available	1,400 SF	NNN	$12.00 SF/yr
106	Available	2,100 SF	NNN	$12.00 SF/yr
107	Available	6,625 SF	NNN	$12.00 SF/yr

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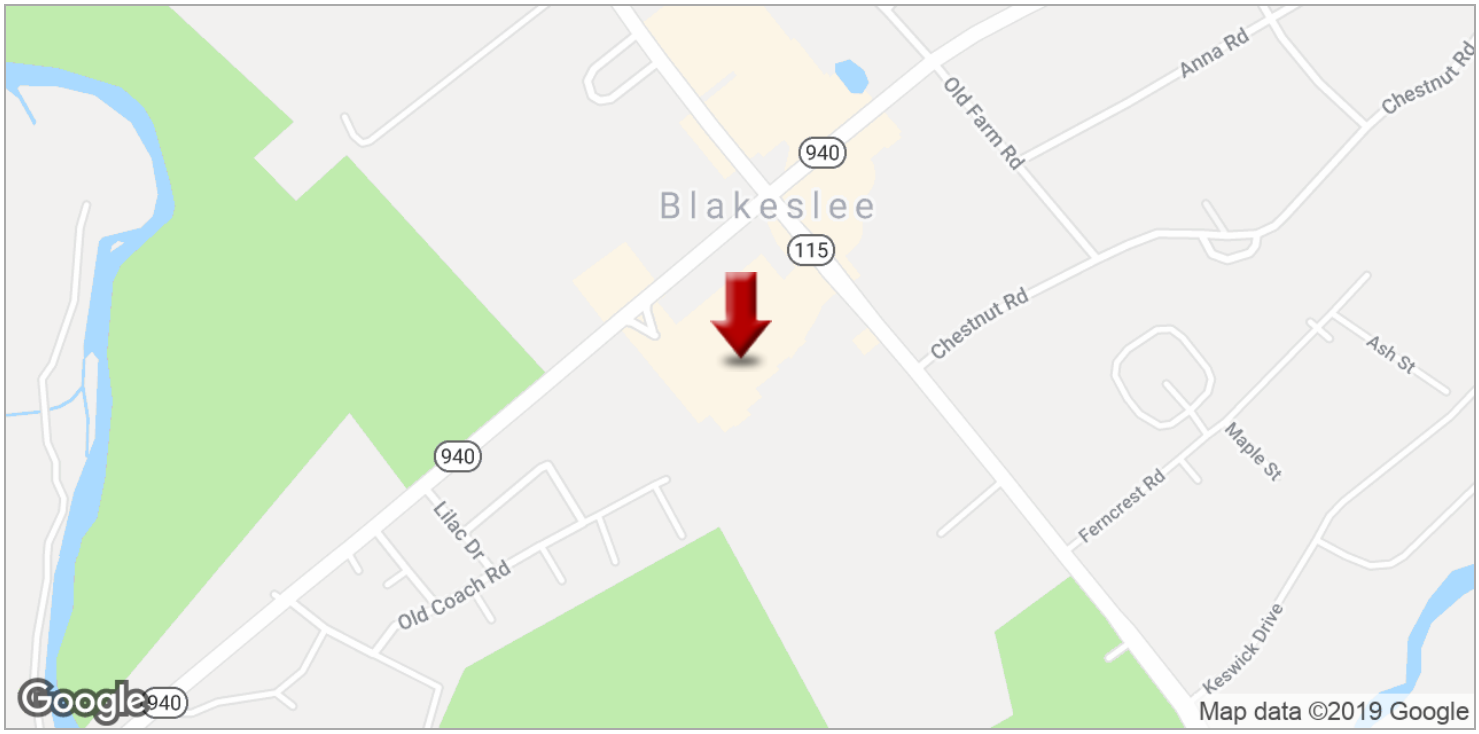
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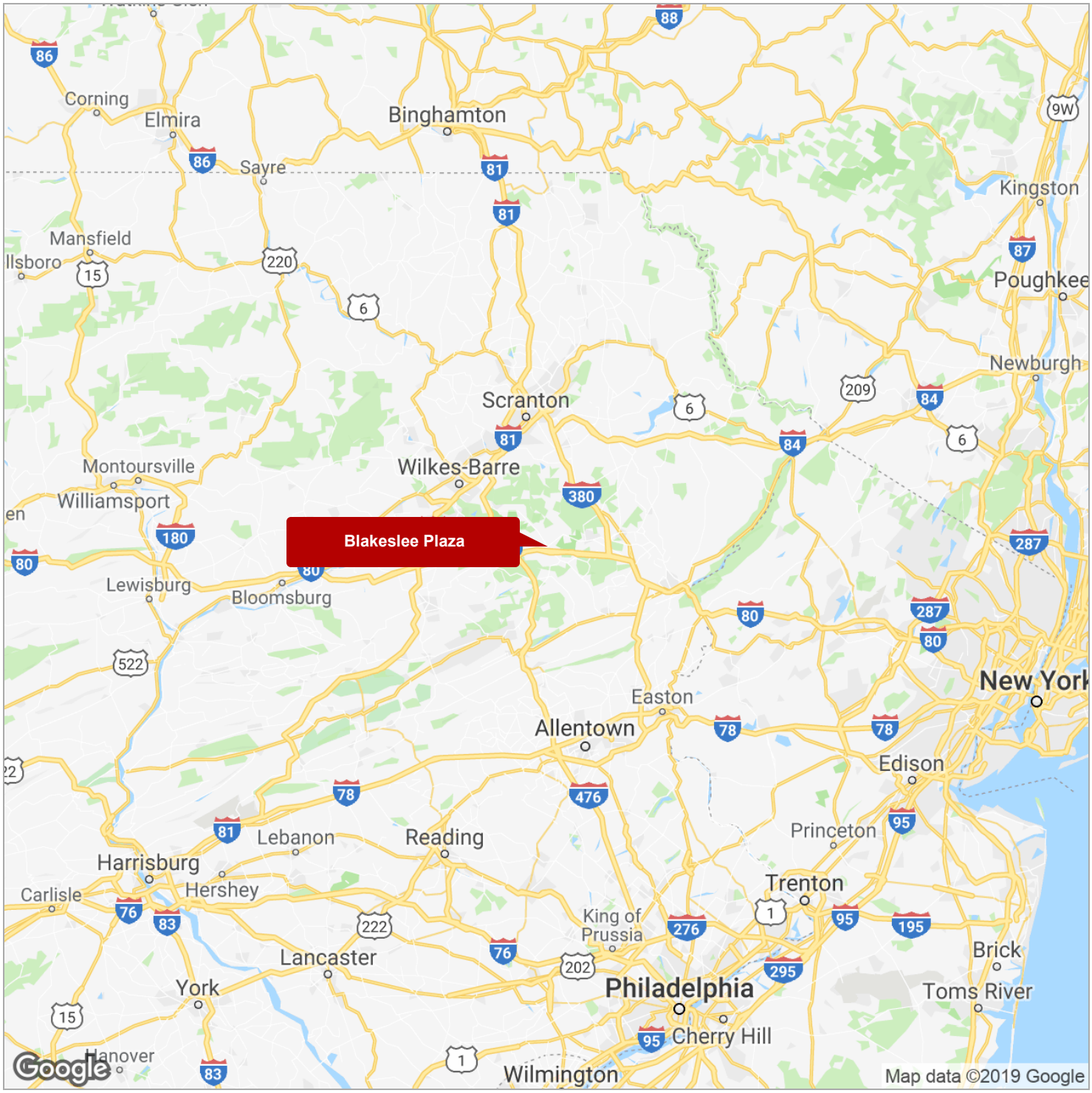
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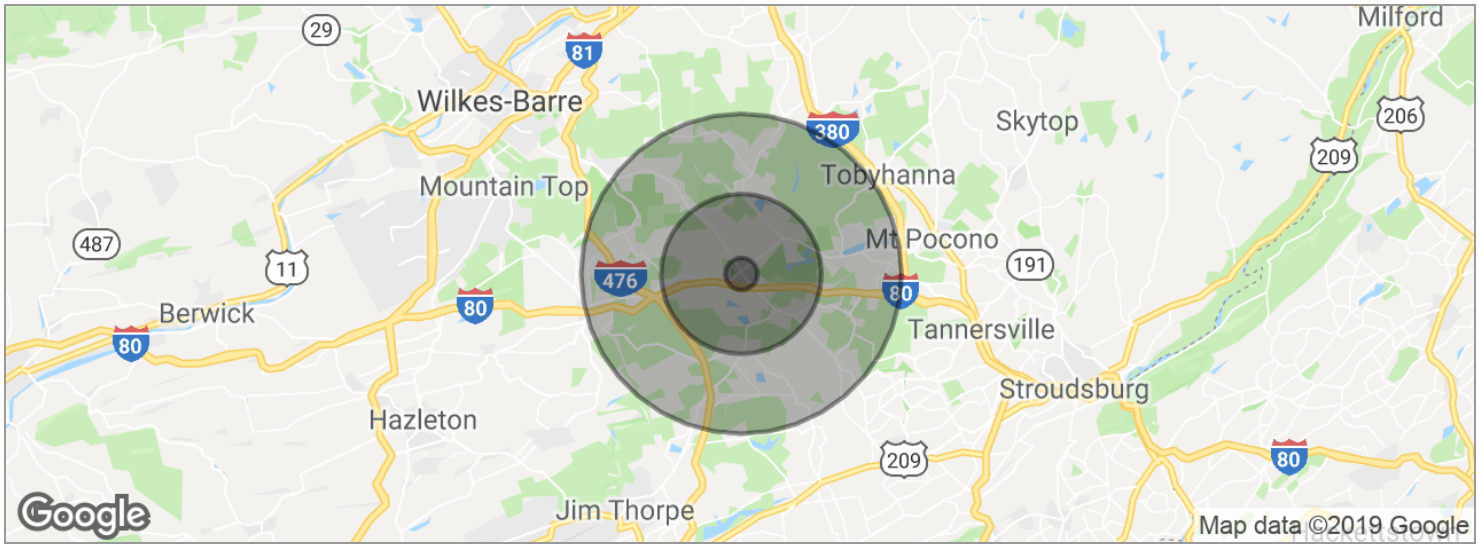
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	406	6,976	28,192
Median age	38.1	38.7	40.4
Median age (male)	37.9	37.5	38.7
Median age (Female)	39.4	40.5	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	148	2,590	10,414
# of persons per HH	2.7	2.7	2.7
Average HH income	$63,414	$62,624	$61,931
Average house value	$201,626	$194,324	$192,530

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	13.5%	13.4%	10.7%

RACE (%)			
White	76.6%	81.9%	84.5%
Black	11.6%	9.4%	8.9%
Asian	2.5%	1.7%	1.7%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.0%	0.0%
Other	2.2%	2.3%	1.8%

** Demographic data derived from 2010 US Census*

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