

PROPOSED PAD/MULTI-TENANT BUILDING: ±4,350 SF  
3196 PA-940, Mount Pocono, Monroe County, PA 18344

EQUITY RETAIL BROKERS



Aerial Source: Google Earth Pro & Traffic Count Source: Regis Online

## PROPERTY FEATURES

- Join Taco Bell, Wawa, Advance Auto, Verizon, Mattress Warehouse, and more
- Proposed New Construction Building adjacent to Taco Bell
- Signalized Intersection with full site ingress/egress
- 54 parking spaces
- Seeking national and franchise tenants

## LOCATION DETAILS

- Centrally located in Mt. Pocono retail market
- Site sits just East of I-380
- Area tenants include Wal-Mart, Aldi, St. Luke's, Starbucks, ShopRite, Tractor Supply Co, Planet Fitness, and more
- Other area traffic drivers include Kalahari Resorts, Pocono Mountains Municipal Airport, and Mount Airy Casino Resort

## CONTACT

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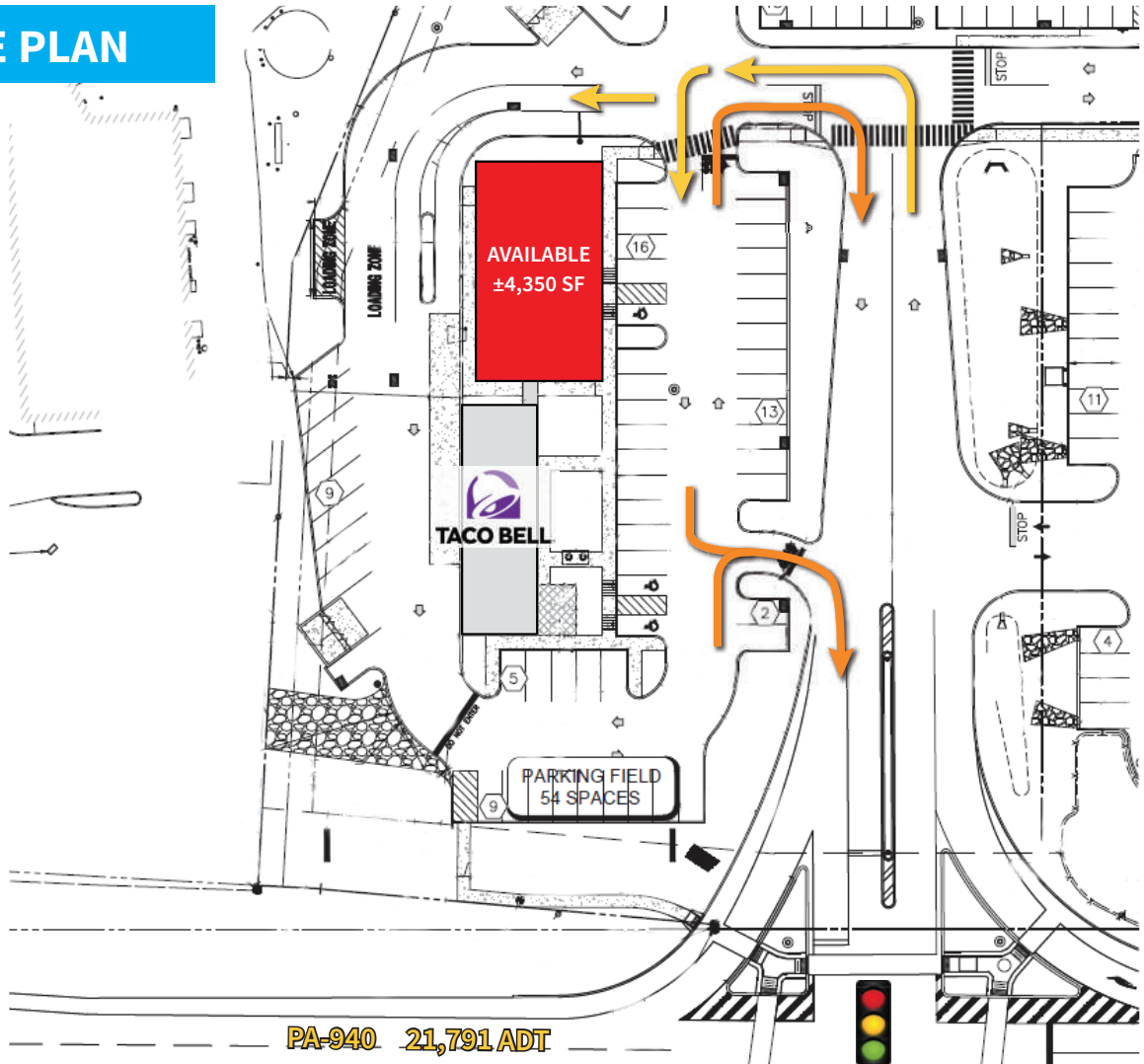
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**SITE PLAN**



Demographics	1 Mile	3 Miles	5 Miles
Population	2,465	12,533	26,286
Average HHI	\$104,411	\$99,504	\$100,691
Adj Daytime Demos (16yrs+)	1,791	7,309	15,170

*Demographic Data Source: Applied Geographic Solutions, 2023 (REGIS)*



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**SITE**

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