

# 145 Camelback Road

145 Camelback Road, Tannersville PA 18372



OFFERING MEMORANDUM



# 145 Camelback Road

## CONTENTS

- 01 **Executive Summary**
  - Investment Summary
- 02 **Location**
  - Location Summary
  - Local Business Map
  - Aerial View Map
- 03 **Property Description**
  - Property Images
- 04 **Financial Analysis**
  - Final\_Combined\_Offering\_Memorandum
- 05 **Demographics**
  - General Demographics
  - Race Demographics
- 06 **Company Profile**
  - Advisor Profile

*Exclusively Marketed by:*

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RB069216



# 145 CAMELBACK ROAD

01 Executive Summary  
Investment Summary

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## OFFERING SUMMARY

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ADDRESS **145 Camelback Road  
Tannersville PA 18372**

COUNTY **Monroe**

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## FINANCIAL SUMMARY

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PRICE **\$6,900,000**

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## DEMOGRAPHICS

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	1 MILE	3 MILE	5 MILE
2026 Population	603	7,561	23,280
2026 Median HH Income	\$112,071	\$100,389	\$87,063
2026 Average HH Income	\$130,888	\$109,310	\$100,866

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- This unique Pocono Mountains investment opportunity combines diversified income potential with substantial real estate holdings in one of Pennsylvania's strongest tourism markets. Situated on approximately 32± acres along highly visible Camelback Road, the property benefits from year-round traffic driven by tourism, recreation, hospitality, and retail activity. The offering includes established operating businesses, income-producing real estate, and multiple revenue streams including entertainment, specialty retail, commercial rentals, residential income, and ancillary property revenue. Strong regional brand recognition, existing operational infrastructure, and strategic proximity to major resorts and attractions create long-term growth potential and operational synergy. The combination of recreation, retail, and real estate ownership presents a rare opportunity for investors seeking stable cash flow, market presence, and future expansion potential within the Pocono Mountains region.

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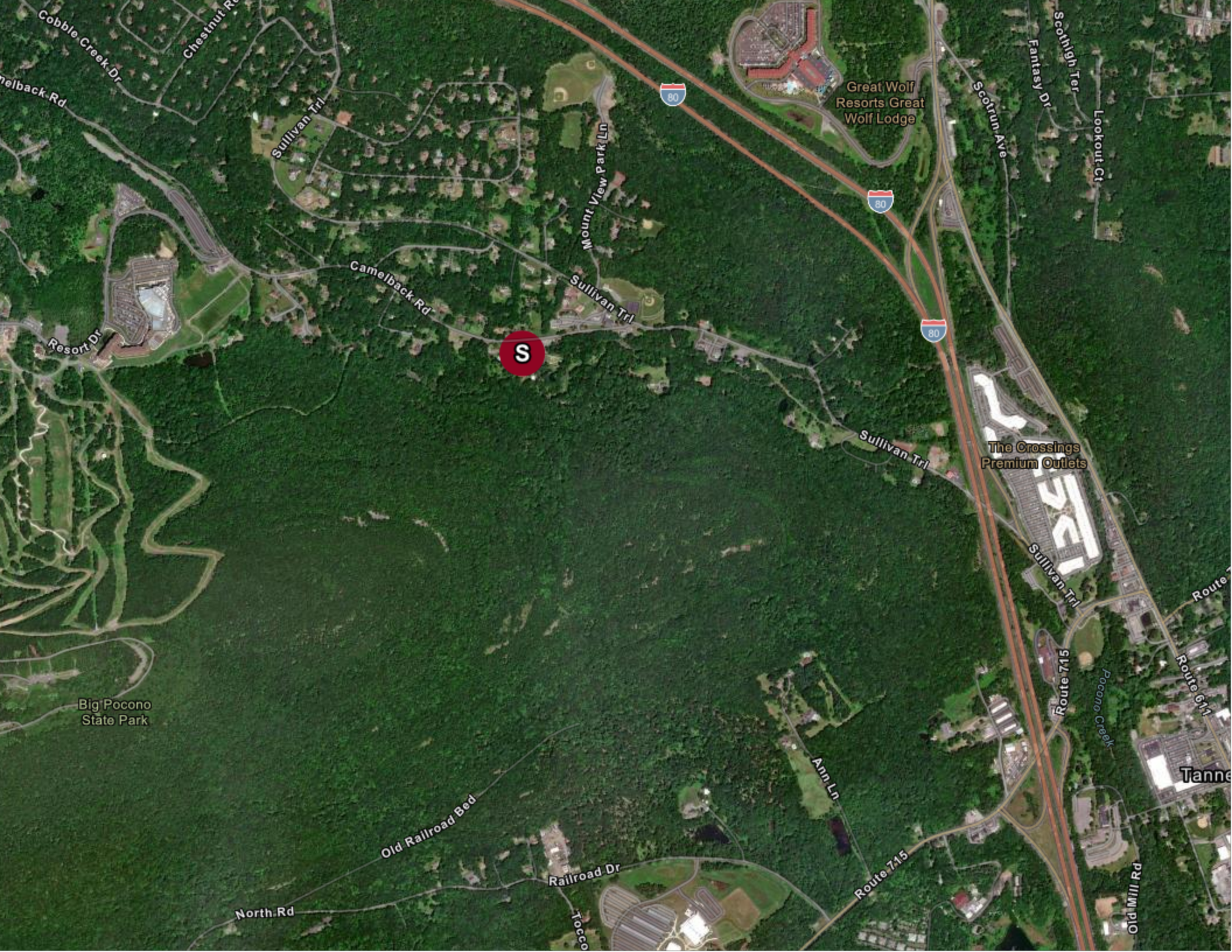
**Location**

- Location Summary
- Local Business Map
- Aerial View Map

# 145 CAMELBACK ROAD

- Located in Tannersville, Pennsylvania, this commercial property is positioned within the center of the Pocono Mountains' premier tourism corridor. Surrounded by major attractions including Camelback Mountain Resort, Camelbeach Waterpark, Kalahari Resort, Great Wolf Lodge, Mount Airy Casino Resort, and The Crossings Premium Outlets, the site benefits from exceptional year-round visitor traffic and regional exposure. With convenient access to Interstate 80 and Route 611, the property draws consumers from Pennsylvania, New York, New Jersey, and surrounding metropolitan markets. The location offers outstanding visibility, accessibility, and proximity to the region's strongest drivers of tourism, hospitality, outdoor recreation, retail shopping, and entertainment activity.







Camelback Rd

Camelback Rd

Camelback Rd

Camelback Rd

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Pocono Creek

Pocono Creek

Pocono Creek

Pocono Creek

Pocono Creek



03 Property Description  
Property Images



04

Financial Analysis

Final\_Combined\_Offering\_Memorandum

# CONFIDENTIAL OFFERING MEMORANDUM

PAINTBALL ASYLUM | ALPINE SKI & SNOWBOARD SHOP | MARTINELL PROPERTIES

145 Camelback Road • Tannersville, Pennsylvania 18372

±32 Acres

**OFFERING PRICE: \$6,900,000**

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## CONFIDENTIALITY STATEMENT

This Offering Memorandum has been prepared exclusively by SER Commercial Real Estate for qualified prospective purchasers evaluating the acquisition of the business operations and real estate located at **145 Camelback Road, Tannersville, Pennsylvania.**

The information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers are encouraged to conduct their own independent investigations and due diligence regarding all aspects of the offering.

By accepting this Offering Memorandum, the recipient agrees to maintain the confidentiality of all information contained herein and to use such information solely for the purpose of evaluating a potential acquisition.

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## EXECUTIVE SUMMARY

SER Commercial Real Estate is pleased to present a unique opportunity to acquire a diversified commercial enterprise consisting of three established operating businesses and approximately **32± acres of commercial real estate** located within one of Pennsylvania's premier tourism destinations.

### Included in the Offering

- Paintball Asylum
- Alpine Ski & Snowboard Shop
- Martinell Properties

This offering combines recreational entertainment, specialty retail, and income-producing real estate into a single acquisition opportunity. Supported by a long-standing operating history and strategic proximity to Camelback Resort, the enterprise benefits from multiple revenue streams and strong regional recognition.

The combination of these complementary operations creates a business platform rarely available within the Pocono Mountains marketplace.

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## INVESTMENT HIGHLIGHTS

### Key Advantages

- ✓ Approximately 32± Acres
- ✓ Established Multi-Business Enterprise
- ✓ Prime Camelback Road Location

- ✓ Existing Cash Flow
  - ✓ Diversified Revenue Streams
  - ✓ Strong Regional Brand Recognition
  - ✓ Income-Producing Real Estate
  - ✓ Strategic Tourism Market Exposure
  - ✓ Established Customer Base
  - ✓ Year-Round Business Activity
  - ✓ Significant Physical Improvements
  - ✓ Owner/User or Investment Opportunity
- 

## PROPERTY OVERVIEW

### Property Type

- Commercial Enterprise
- Income-Producing Real Estate

### Sale Includes

- Real Estate
- Business Assets
- Furniture, Fixtures & Equipment
- Goodwill
- Trade Names
- Operational Infrastructure

- Customer Base
  - Business Systems
- 

## LOCATION OVERVIEW

Situated along Camelback Road in Tannersville, Pennsylvania, the Property benefits from exceptional visibility and access within one of the Pocono Mountains' most active tourism corridors.

### Nearby Attractions

- Camelback Mountain Resort
- Camelbeach Waterpark
- Kalahari Resort & Convention Center
- Great Wolf Lodge
- Mount Airy Casino Resort
- Pocono Premium Outlets
- The Crossings Premium Outlets
- Interstate 80
- Route 611

The Property enjoys substantial year-round visitor traffic generated by outdoor recreation, hospitality, entertainment, retail shopping, and tourism-related activities.

The Pocono Mountains continue to attract visitors from Pennsylvania, New Jersey, New York, and surrounding metropolitan markets.

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# REGIONAL ECONOMIC DRIVERS

## Primary Demand Generators

- Tourism
- Outdoor Recreation
- Hospitality
- Retail Shopping
- Gaming
- Short-Term Rentals
- Resort Activity

The Property is strategically positioned to capitalize on these economic drivers through its established operations and highly visible location.

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# PAINTBALL ASYLUM

## Business Overview

Paintball Asylum is an established recreational entertainment destination serving both regional customers and destination visitors throughout the Pocono Mountains.

The operation has developed a strong reputation within the market and benefits from repeat customers, corporate outings, group events, and tourism traffic.

## Revenue Sources

- Public Play
- Corporate Events
- School Groups
- Birthday Parties

- Equipment Rentals
- Paint Sales
- Private Events
- Group Bookings

### Investment Strengths

- Established Operating History
- Regional Brand Recognition
- Tourism Exposure
- Strategic Location
- Diversified Customer Base

### Concluded Value

**\$1,550,000**

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## ALPINE SKI & SNOWBOARD SHOP

### Business Overview

Alpine Ski & Snowboard Shop is a long-established specialty retailer serving winter sports enthusiasts throughout the Pocono Mountains region.

The business benefits from strong customer loyalty and proximity to several major ski destinations.

### Revenue Sources

- Equipment Sales
- Apparel Sales
- Rentals

- Accessories
- Service & Repair
- Seasonal Programs

### Investment Strengths

- Established Brand
- Strong Market Presence
- Regional Customer Base
- Prime Location
- Scalable Operations

### Concluded Value

**\$3,650,000**

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## MARTINELL PROPERTIES

### Real Estate Operations

Martinell Properties owns and manages the real estate supporting the enterprise and provides recurring income from multiple sources.

### Income Sources

- Commercial Rental Income
- Residential Rental Income
- Restaurant Rental Income
- Signage Income
- Ancillary Property Revenue

## Investment Strengths

- Multiple Revenue Sources
- Income-Producing Assets
- Operational Support Function
- Long-Term Ownership Stability
- Strategic Real Estate Position

## Concluded Value

**\$1,700,000**

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## REAL ESTATE OVERVIEW

The real estate component consists of approximately **32± acres** situated along one of the Pocono Mountains' most heavily traveled tourism corridors.

### Property Highlights

- High Visibility
- Excellent Accessibility
- Significant Road Frontage
- Ample Parking
- Established Improvements
- Operational Infrastructure
- Strong Market Presence

The real estate serves as the foundation supporting all three business operations and contributes significantly to the overall enterprise value.

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## ENTERPRISE SYNERGY

One of the most compelling aspects of this offering is the integration of the three operating entities.

### Strategic Benefits

- Shared Market Presence
  - Shared Customer Traffic
  - Operational Efficiencies
  - Real Estate Ownership Control
  - Diversified Revenue Streams
  - Cross-Marketing Opportunities
  - The combination of recreation, retail, and real estate creates a business platform that is difficult to replicate within the marketplace.
- 

## VALUATION SUMMARY

Business Entity	Concluded Value
Paintball Asylum	\$1,550,000
Alpine Ski & Snowboard Shop	\$3,650,000
Martinell Properties	\$1,700,000

# CONCLUDED ENTERPRISE VALUE

\$6,900,000

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## The Offering Price Reflects:

- Quality of the Underlying Real Estate
  - Established Operating Businesses
  - Strategic Tourism Location
  - Existing Cash Flow
  - Business Goodwill
  - Regional Brand Recognition
  - Diversified Income Streams
  - Long-Term Market Positioning
- 

# IDEAL PURCHASER PROFILE

This opportunity may appeal to:

- Private Investors
- Family Offices
- Recreation Operators
- Hospitality Groups
- Commercial Real Estate Investors
- Regional Business Owners
- Strategic Industry Buyers

The acquisition offers both operational income and long-term real estate ownership within one of Pennsylvania's premier tourism markets.

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# ACQUISITION TERMS

## Transaction Structure

- Asset Sale
  - Real Estate Included
  - Business Assets Included
  - Furniture, Fixtures & Equipment Included
  - Goodwill Included
  - Inventory included
  - Financial Information Available to Qualified Purchasers
  - Exclusions- Leased Restaurant Businesses
  - Tours by Appointment Only
-



05

Demographics

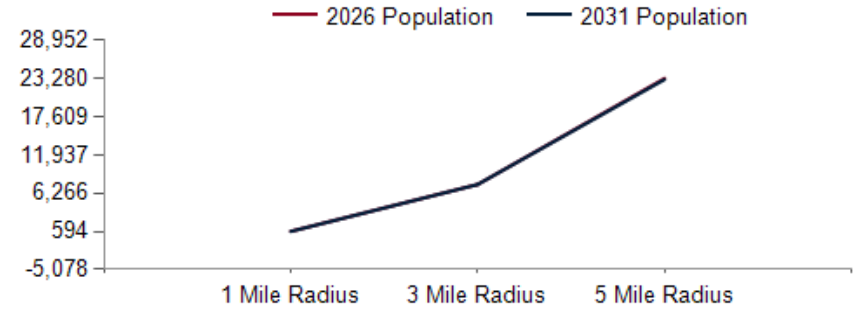
General Demographics

Race Demographics

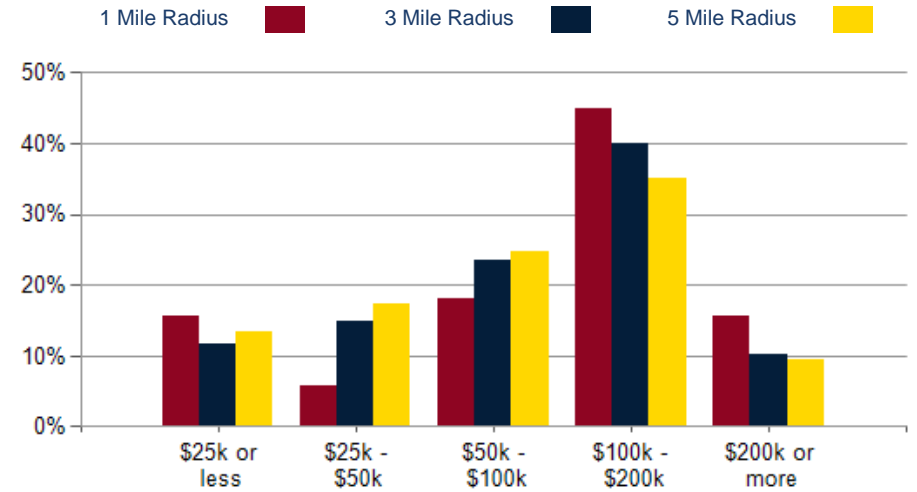
# 145 CAMELBACK ROAD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	526	6,644	19,825
2010 Population	609	7,768	24,140
2026 Population	603	7,561	23,280
2031 Population	594	7,547	23,128
2026 African American	67	932	3,642
2026 American Indian	1	25	109
2026 Asian	27	236	702
2026 Hispanic	72	1,073	4,303
2026 Other Race	26	411	1,701
2026 White	420	5,219	14,578
2026 Multiracial	63	733	2,535
2026-2031: Population: Growth Rate	-1.50%	-0.20%	-0.65%

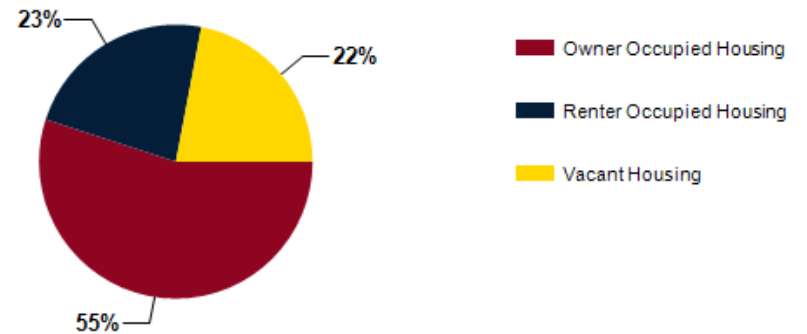
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	23	229	713
\$15,000-\$24,999	18	126	501
\$25,000-\$34,999	9	142	647
\$35,000-\$49,999	6	312	909
\$50,000-\$74,999	26	366	1,130
\$75,000-\$99,999	21	352	1,093
\$100,000-\$149,999	100	927	2,397
\$150,000-\$199,999	17	296	759
\$200,000 or greater	41	313	850
Median HH Income	\$112,071	\$100,389	\$87,063
Average HH Income	\$130,888	\$109,310	\$100,866



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

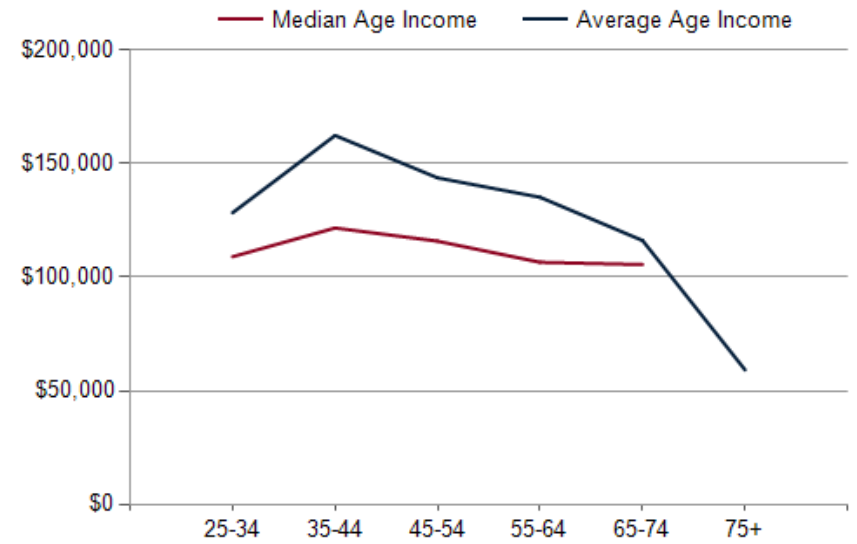
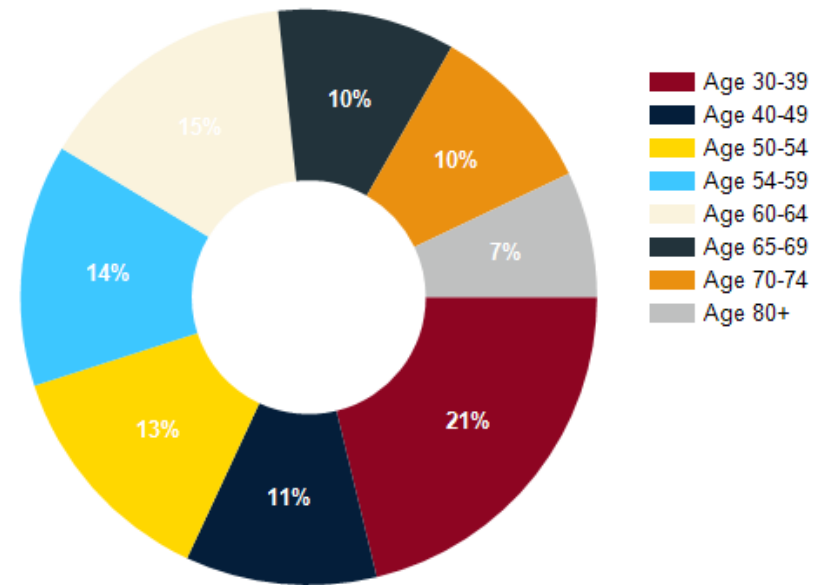


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	39	513	1,501
2026 Population Age 35-39	42	492	1,396
2026 Population Age 40-44	22	431	1,387
2026 Population Age 45-49	19	395	1,309
2026 Population Age 50-54	50	505	1,533
2026 Population Age 55-59	52	565	1,733
2026 Population Age 60-64	56	661	1,946
2026 Population Age 65-69	38	597	1,780
2026 Population Age 70-74	37	488	1,403
2026 Population Age 75-79	27	331	960
2026 Population Age 80-84	17	191	540
2026 Population Age 85+	10	125	383
2026 Population Age 18+	493	6,278	19,060
2026 Median Age	46	46	45
2031 Median Age	45	46	45

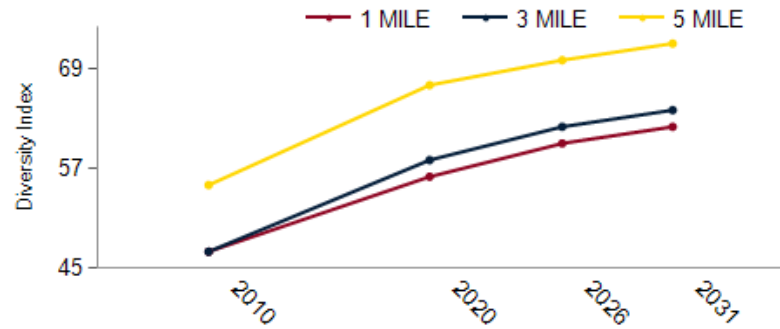
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$108,999	\$100,918	\$98,279
Average Household Income 25-34	\$128,362	\$110,849	\$108,328
Median Household Income 35-44	\$121,654	\$113,667	\$108,109
Average Household Income 35-44	\$162,394	\$132,965	\$123,300
Median Household Income 45-54	\$115,853	\$112,159	\$107,892
Average Household Income 45-54	\$143,742	\$127,599	\$121,553
Median Household Income 55-64	\$106,560	\$104,989	\$96,794
Average Household Income 55-64	\$135,204	\$118,091	\$107,555
Median Household Income 65-74	\$105,561	\$78,311	\$63,991
Average Household Income 65-74	\$116,152	\$92,013	\$83,727
Average Household Income 75+	\$59,138	\$70,148	\$59,206

Population By Age

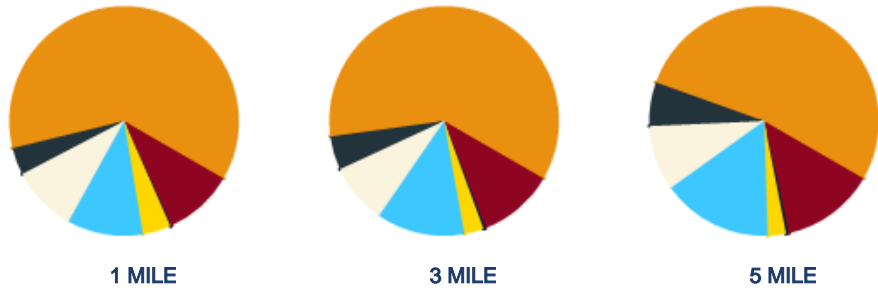


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	62	64	72
Diversity Index (current year)	60	62	70
Diversity Index (2020)	56	59	67
Diversity Index (2010)	47	47	55

POPULATION DIVERSITY



POPULATION BY RACE

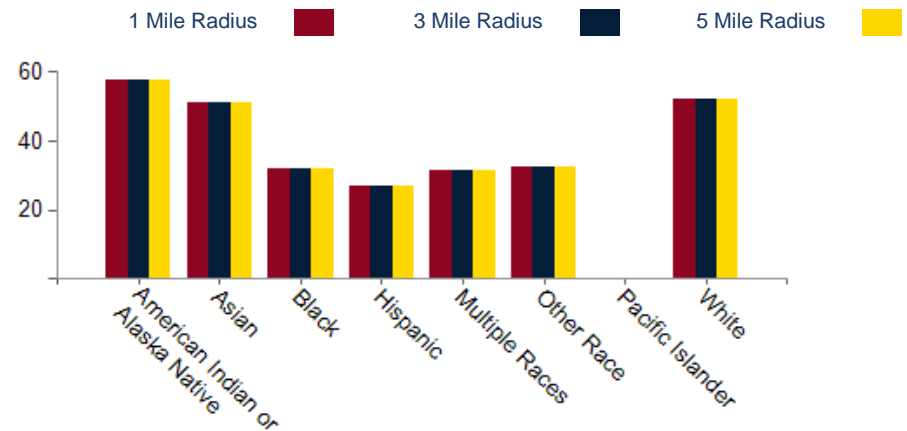


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	10%	11%	13%
American Indian	0%	0%	0%
Asian	4%	3%	3%
Hispanic	11%	12%	16%
Multiracial	9%	8%	9%
Other Race	4%	5%	6%
White	62%	60%	53%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	58	55	44
Median Asian Age	51	48	47
Median Black Age	32	37	39
Median Hispanic Age	27	33	33
Median Multiple Races Age	31	33	33
Median Other Race Age	33	37	36
Median Pacific Islander Age	0	48	48
Median White Age	52	50	50

2026 MEDIAN AGE BY RACE





06

Company Profile

Advisor Profile

# 145 CAMELBACK ROAD



**Donald S. Hannig**  
Broker/Owner/Senior Advisor

Donald Hannig is a seasoned real estate executive, developer, and broker with more than 35 years of experience spanning commercial and residential real estate, development, and construction. He is widely recognized for his strategic insight, operational expertise, and hands-on leadership, helping clients navigate complex transactions with confidence and precision.

Mr. Hannig holds a Master of Business Administration (MBA) from Lehigh University and a Bachelor of Science in Business and Economics, also from Lehigh University. His academic foundation, combined with decades of real-world experience, allows him to guide projects and transactions from initial site identification and valuation through marketing, negotiation, and successful closing.

He is the Owner and Managing Partner of Hannig Development, LLC, Vice President of Spread Eagle Development Corporation, and President, Broker, and Owner of Spread Eagle Realty, Inc., a full-service residential and commercial real estate firm. In 2021, he expanded his commercial platform with the launch of SER Commercial Real Estate, LLC, where he serves as Broker/Owner, specializing in complex commercial sales, acquisitions, and advisory services.

Throughout his career, Donald Hannig has been directly involved in all facets of real estate and development operations, including financial oversight, cost analysis, project estimation, contract negotiation, construction coordination, marketing strategy, and new project prospecting. He has extensive experience representing clients in the exclusive sale and acquisition of residential and commercial properties.

Beyond his professional work, Mr. Hannig is deeply committed to community service and industry leadership. He has served the Pocono Mountains United Way for more than 30 years, including service on the Board of Directors since 1999 and as President of the Board in 2003. He is also a long-standing member of Rotary International, having served multiple terms as President of the Stroudsburg Rotary Club, and has been recognized as Rotarian of the Year and a Paul Harris Fellow.

Mr. Hannig has held numerous leadership roles within the building industry, including President of the Pocono Builders Association and Life Director of the Pennsylvania Builders Association, where he continues to contribute to statewide housing policy and advocacy initiatives.

Known for integrity, attention to detail, and results-driven execution, Donald Hannig brings steady leadership and trusted expertise to every transaction, delivering value for clients, partners, and the communities he serves.

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