



Gross Leasable Area

UNIT NO.	TENANT	APPROX. AREA	APPROX. DIMS.
455	BOOT BARN	10,000	100x100
460	PET SUPPLIES PLUS	5,500	73.33x75
470	DOLLAR TREE	8,000	106.66x75
475	AVAILABLE	1,000	13.33x75
480	T-MOBILE	2,500	33.33x75
485	AVAILABLE	4,500	60x75
TOTAL GLA		31,500 SF	
BJ'S WHOLESALE		68,160	
TARGET		124,500	
HOME DEPOT		115,818	
TJ MAXX		28,003	



Location:

Pocono Center is located on SR 611 in front of BJ's, Home Depot and Target. The site is 1.3 miles west of Stroud Mall.

Nerby Traffic Generators:

Pocono Motor Speedway, The Crossings Premium Outlets and Camelback Pocono Mountain Resort.

Traffic Counts:

24,000 VPD on Route 611 at Pocono Commons Blvd.

Anchor Tenants:

Target, Home Depot, T.J. Maxx & BJ's Wholesale



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Pocono Center | Stroudsburg, PA

Description	Radius 3 Miles		Radius 5 Miles		Radius 10 Miles	
		%		%		%
Population						
2025 Estimate	22,600		50,245		113,947	
Growth 2020 - 2025		-2.46%		-2.74%		-2.29%
2025 Est. Population by Single-Classification Race	22,600		50,245		113,947	
White Alone	13,805	61.08%	29,566	58.84%	76,541	67.17%
Black or African American Alone	3,413	15.10%	8,584	17.08%	14,656	12.86%
Asian Alone	916	4.05%	1,835	3.65%	3,054	2.68%
Hispanic or Latino	4,626	20.47%	10,783	21.46%	19,701	17.29%
2025 Est. Population by Age	22,600		50,245		113,947	
Age 25 - 34	2,693	11.92%	5,896	11.73%	13,325	11.69%
Age 35 - 44	2,671	11.82%	5,771	11.49%	13,410	11.77%
2025 Est. Median Age	44.9		42.7		44.0	
2025 Est. Median Age, Male	43.2		41.2		42.8	
2025 Est. Median Age, Female	46.5		44.2		45.2	
Households						
2025 Estimate	8,837		18,373		43,184	
Growth 2020 - 2025		2.00%		1.76%		1.04%
2025 Est. Average Household Income	\$97,121		\$104,205		\$103,668	
2025 Est. Average Household Size	2.53		2.58		2.57	
2025 Est. Pop 16+ by Occupation Classification	11,047		24,287		27,574	
White Collar	6,443	58.33%	14,645	60.30%	3,227	57.00%
Blue Collar	2,968	26.87%	6,022	24.79%	14,949	26.40%
Service and Farm	1,636	14.81%	3,620	14.90%	9,398	16.60%
2025 Est. Avg Travel Time to Work in Minutes	34.00		34.00		36.00	
2025 Est. Median All Owner-Occupied Housing Value	\$328,714		\$329,961		\$321,247	
2025 Est. Average Number of Vehicles	1.8		1.8		2.0	