

7 PRIME PADS | 2,890SF - 29 ACRES | FOR SALE OR LEASE

Smithfield Gateway | Routes 209 & 447 | Smithfield Twp, PA 18360 | Monroe County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



- JOIN ST. LUKE'S & SUPER WAWA, AT THIS RAPIDLY GROWING DEVELOPMENT
- HIGHEST TRAFFIC COUNTS IN MONROE COUNTY WITH OVER 38,000 VEHICLES PER DAY
- RT. 209 ROAD IMPROVEMENTS AND EXPANSION TO 5 LANES UNDERWAY
- 2 MILES FROM EAST STROUDSBURG UNIVERSITY WITH OVER 7000 STUDENTS
- OVER 29 MILLION VISITORS TO THE POCONO MOUNTAIN REGION EVERY YEAR
- CERTAIN PAD LOCATIONS ARE IMPROVED AND APPROVED
- DATA CENTER PROJECT AVAILABLE WITH COMMITTED POWER FROM UTILITY

Excellent accessibility, and visibility with multiple road improvements completed or underway

A 9,000sf Retail Pad
 B 5,750sf Retail/Restaurant Pad
 C 3,200sf Restaurant/Car Wash Pad
 D 8,075sf Retail/Restaurant Space
 E 4 Acres Retail/Restaurant/Hotel Pad
 F 2,890sf Restaurant/QSR Pad
 G 29 Acre Prime Commercial or Multi Family Development

Demographics	20 Minute Drive	Trade Area
Population	64,732	302,326
Average HH Income	\$110,125	\$110,175
Total Businesses	2,902	7,707
Number of Employees	24,631	62,849
Traffic Counts	Intersection Routes 209 & 447: 38,246 VPD	

*Data Source: Sites USA REGIS™ 2025

FOR MORE INFORMATION JAMES DEPETRIS 610-941-4034 x108
 PLEASE CONTACT: JDEPETRIS@LPRE.COM 610-304-4478 CELL



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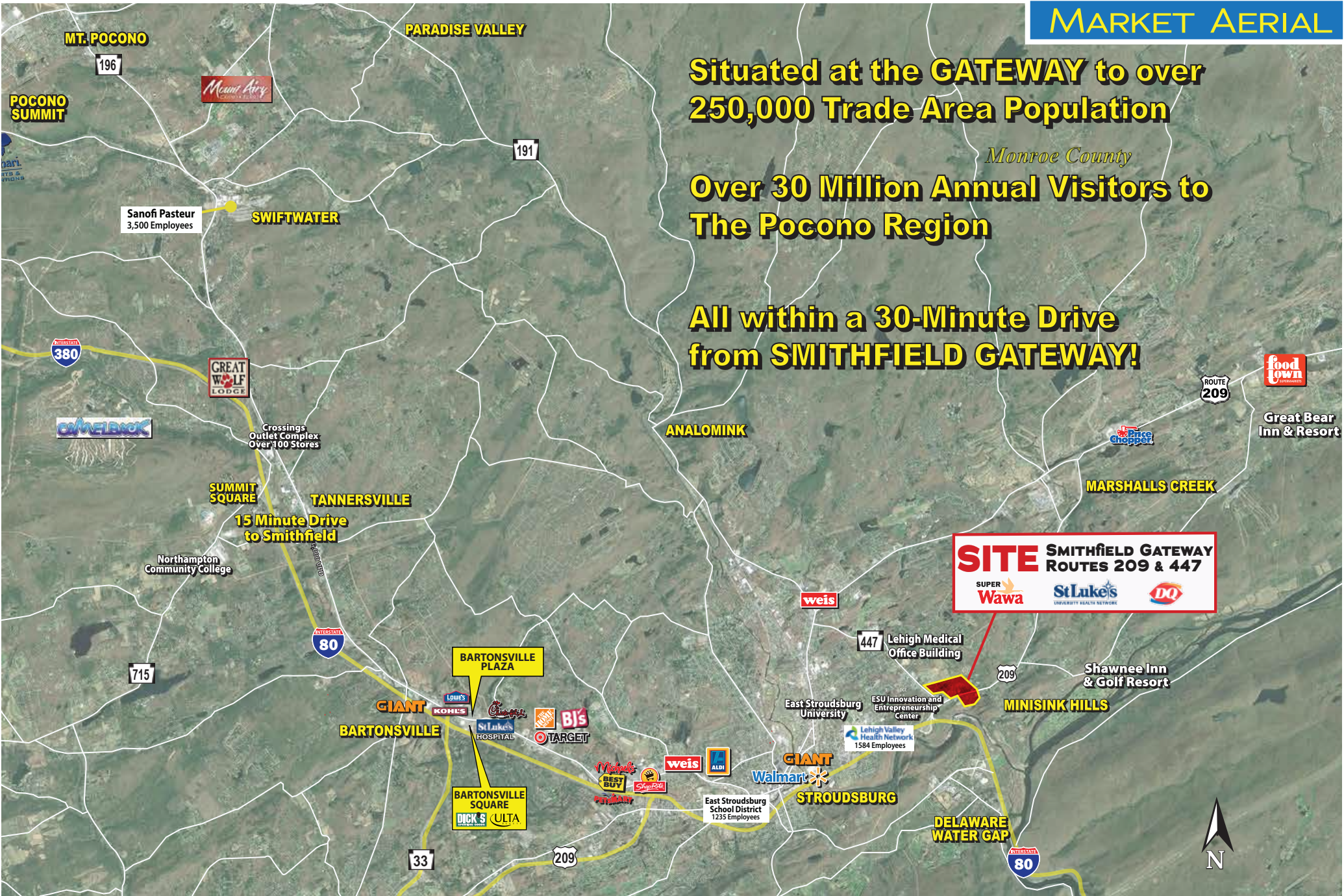
COMMERCIAL REAL ESTATE

MARKET AERIAL

Situated at the **GATEWAY** to over **250,000 Trade Area Population**

Over **30 Million Annual Visitors** to The Pocono Region

All within a **30-Minute Drive** from **SMITHFIELD GATEWAY!**



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TRADE AREA AND 20 MINUTE DRIVE TIME



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

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6 AVAILABLE PAD SITE PLAN



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DEMOGRAPHICS

Population	3 Miles	5 Miles	7 Miles
Population (Est. 2024)	23,020	39,042	61,025
Projected Population (2029)	22,445	37,818	59,090
Projected Annual Growth (2024 to 2029)	-0.5%	-0.6%	-0.6%

Daytime Population

Total Businesses (2024)	1,430	1,930	2,383
Number of Employees (2024)	12,367	17,332	20,617

Income

Average HH Income (Est. 2024)	\$117,571	\$119,655	\$120,511
Median HH Income (2024)	\$73,724	\$83,484	\$87,040

Households & Growth

Households	8,865	15,028	23,174
Projected HH (2029)	8,608	14,514	22,403
HH Growth with Children (2024 to 2029)	27.0%	27.9%	28.2%

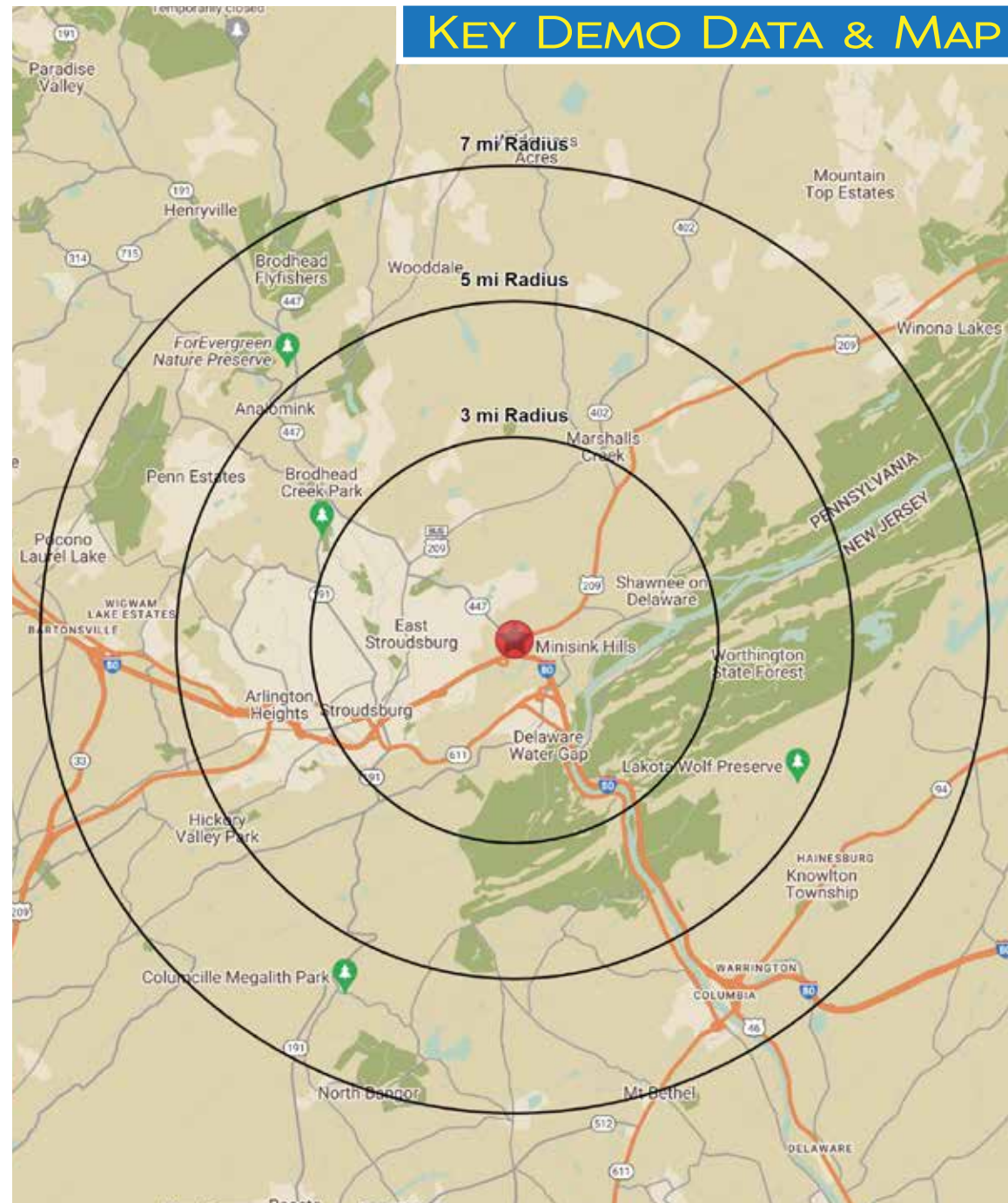
Education

High School Graduate	29.4%	29.7%	31.8%
Some College	19.6%	19.2%	18.5%
Bachelor Degree	19.3%	18.5%	18.8%
Graduate	13.4%	14.0%	12.4%

Traffic Counts Intersection of Routes 209 & 447: 38,246 VPD

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KEY DEMO DATA & MAP



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