

TANNERSVILLE (POCONO TWP.), PA | MONROE COUNTY

Route 715 & I-80 | Prime Pocono Mountain Retail and Mix-Use Opportunity

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



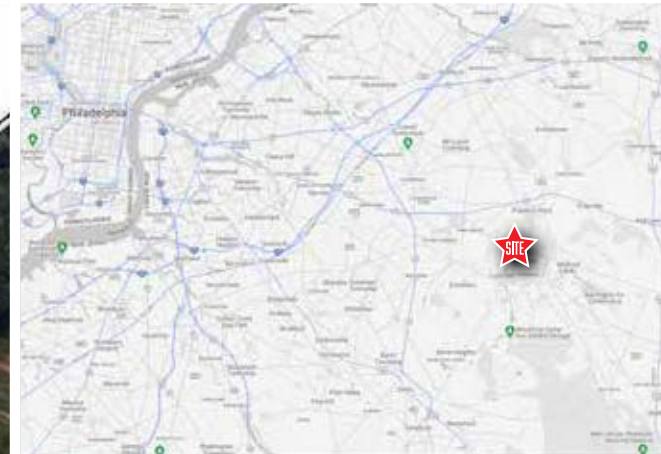
Near-by Points of Interest


**POCONO
PREMIUM OUTLETS®**
A SIMON CENTER









**180,000 SF
Footprint**
**+/- 4.2 ACRE
Parcel Size**

**IMMEDIATE
Availability**

**SALE/RENT
Upon Request**

PROPERTY INFORMATION

- 180,000 SF retail project including retail, restaurant and the new Lehigh Valley Health-Pocono
- Trade area consists of over 250,000 residents & over 24 million seasonal visitors all within short driving distance
- Highly visible from I-80 with over 60,000 VPD passing the site
- 1/2 mile east of Simon Property Group's The Crossings Premium Outlets with over 2.5 million shoppers per year and minutes from Camelback, Kalahari and Great Wolf Lodge
- Monroe & Pike Counties have been two of the fastest growing counties in Pennsylvania

Demographics	1 Mile	3 Miles	5 Miles
Population	504	9,479	25,252
Average HH Income	\$125,850	\$112,224	\$111,666
Total Businesses	149	360	770
Number of Employees	1,101	2,397	8,525
Traffic Counts	Rt. 80: 61,932 VPD • Rt. 715: 10,222 VPD Rt. 611: 12,859 VPD		

Data Source: Sites USA REGIS™ 2025

Developed by:



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



LEGEND PROPERTIES | 100 W 3rd Ave., Suite 200 | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 081826

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SITE

**Trade Area with
260,000+ Residents
& 25 Million
Seasonal Visitors!**

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POCONO
PREMIUM OUTLETS
Over 100 Stores

Mount Airy
CASINO RESORT
5 Miles

GREAT
WOLF
LODGE
1.5 Miles

Camelback
2 Miles

Best
Western

715

EXXON

Days Inn

SUPERSTORE

TRAFFIC LIGHT
COMING SOON

SUNOCO

LAND OWNED BY
LEHIGH HEALTH
SYSTEMS

200
MULTI FAMILY
APARTMENTS
AVAILABLE

PAD LOCATIONS
FACE HIGH VOLUME
RT. 715 TRAFFIC

RETAIL PAD
AVAILABLE

RETAIL BUILDINGS WITH
TREMENDOUS VISIBILITY

Rt. 80: 61,932 VPD

Rt. 611: 12,859 VPD

Prime Visibility
From Westbound
Interstate 80!

Tannersville
Plaza
weis CVS
pharmacy

611

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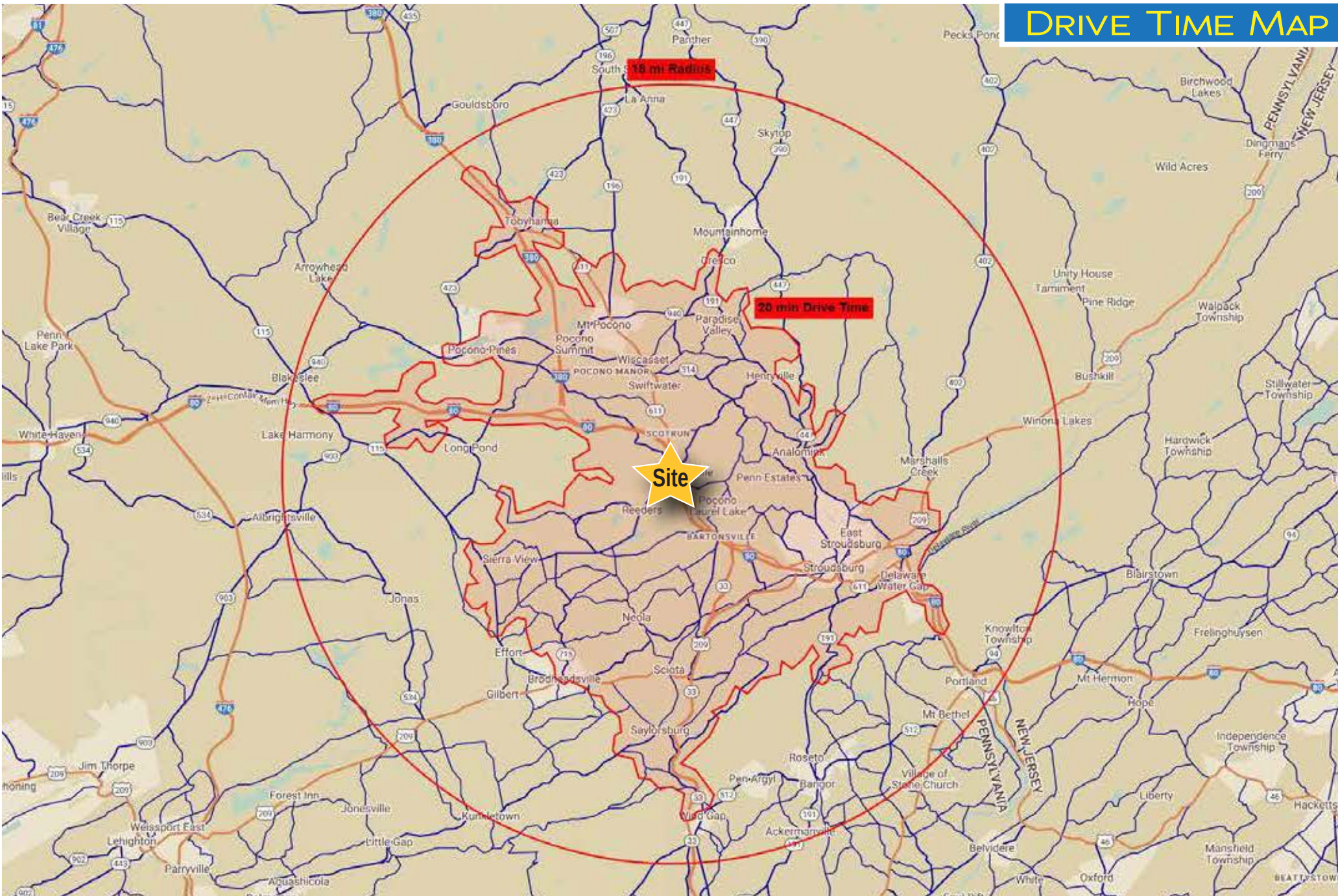
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DRIVE TIME MAP



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Mt. Airy Lodge
3.7 Miles



Birchwood Resort
Coming Soon!

SITE

Northampton
Community
College

Readers

**Trade Area with
260,000+ Residents
& 25 Million
Seasonal Visitors!**

Bartonsville

BARTONSVILLE PLAZA

Stroud Mall Area



Raymour & Flanigan
FURNITURE



mini Dollar Tree

Wells DOLLAR TREE



10

2

5/



troudbly

