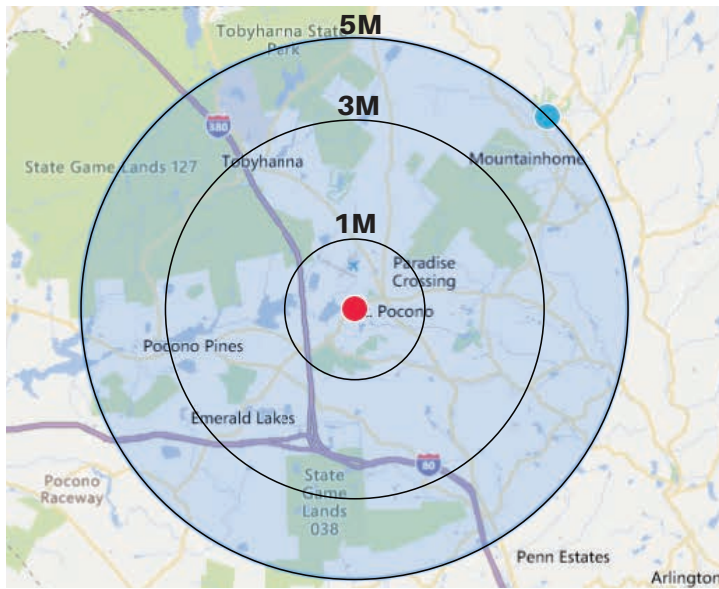


MT. POCONO CROSSING

3184 - 3196 Route 940 | Mount Pocono, PA



DEMOGRAPHICS

2021 Estimated Population:

1 MILE - 2,675 **3 MILES** - 12,119 **5 MILES** - 24,463

2026 Population Projections:

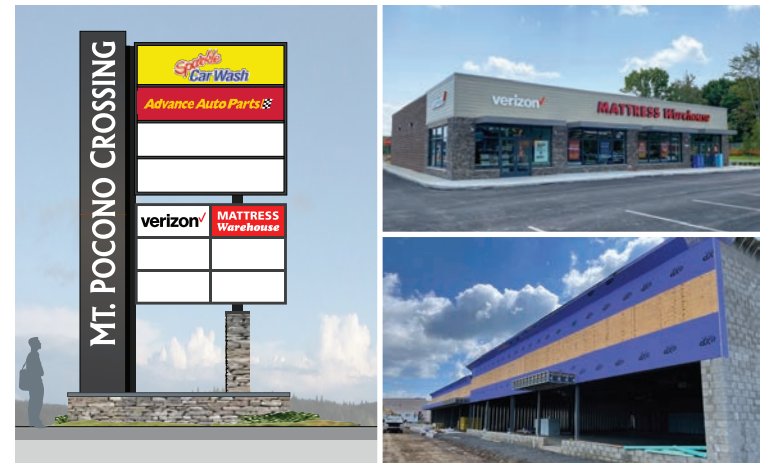
1 MILES - 2,692 **3 MILES** - 12,106 **5 MILES** - 24,456

2021 Estimated Average Household Income:

1 MILES - \$76,349 **3 MILES** - \$78,752 **5 MILES** - \$81,922

PROPERTY HIGHLIGHTS

- ✓ 45,426 sf of newly constructed retail space in Mount Pocono, PA with mid-late 2021 expected openings
- ✓ Current tenant roster includes Wawa, Taco Bell, Verizon Wireless and Mattress Warehouse. There are two remaining buildings which can be demised based on tenant requirements: Suite A1 (7,400 sf) and Suite B1 (13,200 sf)
- ✓ The property is well-positioned in a major retail corridor with strong surrounding tenants including Lowe's, Wal-Mart Supercenter, Weis, Planet Fitness, Tractor Supply Company and Starbucks
- ✓ Strategically located minutes from Route 611 with visibility to over 19,000 vehicles per day on Pocono Summit Road



AVERAGE DAILY TRAFFIC COUNTS

Pocono Summit Road - 19,000

200 Old Forge Lane, Suite 201
Kennett Square, PA 19348
610.388.6600 **tel** | 610.388.6605 **fax**

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SUITE	TENANT	SQ. FEET
A1	AVAILABLE - Can Be Demised	1,669
A2	AVAILABLE - Can Be Demised	1,600
A3	AVAILABLE - Can Be Demised	1,600
A4	AVAILABLE - Can Be Demised	1,233
A5	Negotiating Lease	1,233
A6	Advance Auto Parts	7,000

SUITE	TENANT	SQ. FEET
B1	AVAILABLE - Can Be Demised	13,200
B2	Sparkle Car Wash	3,675
C1	Verizon Wireless	1,586
C2	Mattress Warehouse	4,739
D	Wawa Gas Station	5,051
E	Taco Bell	2,775
TOTAL		45,426



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LANDLORD REPRESENTATION | TENANT REPRESENTATION | DEVELOPMENT | CONSTRUCTION MANGEMENT | BROKERAGE SERVICES



WATERS RETAIL GROUP AT A GLANCE

Inception: 1985

Headquarters: Kennett Square, PA

Portfolio: 2.8 million square feet in 3 states

Retail Sales: \$800 million annually

Properties Leased & Managed: 30

Financing: \$750 million in construction, permanent, and refinancing loans closed

Tenants Served: 385 national, regional, and local tenants

Centers Developed: 29 (3.6 million square feet)

ADVANCE WITH CONFIDENCE

We are Waters Retail Group, a leading Mid-Atlantic real estate services firm offering customized landlord representation, tenant representation, development, brokerage services, and construction management solutions that empower our clients to advance.

Our seasoned team of expert development professionals, former supermarket executives, skilled leasing agents, property and construction managers, and financing and equity partners have the skills and experience to handle all your commercial real estate needs. We take a hands-on approach, treating every property as if it were our own. As a result, we turn our clients' toughest retail challenges into success stories.



Advance with confidence.

SERVICES THAT ENHANCE AND ADVANCE

No two properties are alike. That's exactly why Waters Retail Group offers a full suite of services to maximize the value of your assets. We use an integrated strategy that starts with local consumer shopping trends and market insight. We assess curb appeal, tenant mix, tenant placement, and cultivate relationships with municipalities. Finally, the Waters Retail Group team looks at lowering vendor care costs to increase cash flow.

To date, we have successfully leased and managed more than 4,000,000 square feet of retail space spanning from Pennsylvania to Virginia. Centers under our attention and care contain more than 385 national, regional and local tenants, and achieve more than \$800,000,000 in annual retail sales.

With a historical occupancy rate of over 98%, Waters Retail Group finds tenants with staying power

BENEFITS WITH YOUR INVESTMENT

- ✓ A dedicated, skilled and experienced team of real estate professionals
- ✓ In-depth market knowledge and competitive insight for sound decision making
- ✓ Targeted marketing campaigns that result in the right tenant mix
- ✓ Quality lease negotiations that protect your investment
- ✓ Long-term tenant and broker relationships

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