

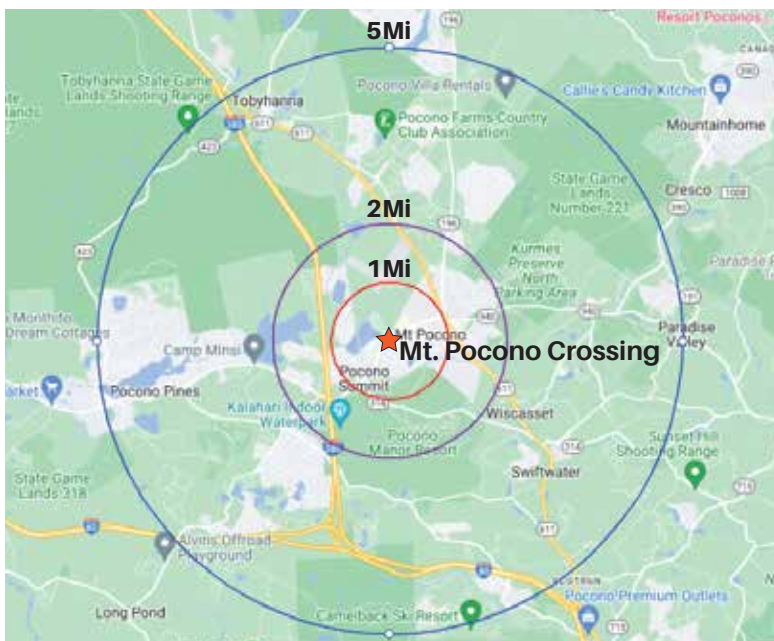
# MT. POCONO CROSSING

3184-3196 Route 940 | Mount Pocono, PA



## SPACE AVAILABLE

- 1,233 SF
- 13,200 SF



## DEMOGRAPHICS

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

**2028 Population Projections:**  
**1 MILE** - 2,692    **3 MILES** - 12,106    **5 MILES** - 24,456

**Average Household Income:**  
**1 MILE** - \$76,349    **3 MILES** - \$78,752    **5 MILES** - \$81,922

**Average Daily Traffic Counts:**  
**Pocono Summit Road** - 19,000

## PROPERTY OVERVIEW

Mt. Pocono Crossing is a property with newly constructed retail space in Mount Pocono, PA, strategically located minutes from Route 611 with high daily traffic counts on Pocono Summit Road. The property is well-positioned in a major retail corridor with strong surrounding tenants including Lowe's, Wal-Mart, Weis, Planet Fitness, Tractor Supply and more. There is a pad space available which can be demised to tenant requirements.

## JOIN



## CONTACT US

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[watersretailgroup.com](http://watersretailgroup.com)



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SUITE	TENANT	SQ. FEET	SUITE	TENANT	SQ. FEET
A1-A3	Beyond/Hello	4,869	C1	Verizon Wireless	1,586
A4	<b>AVAILABLE</b>	<b>1,233</b>	C2	Mattress Warehouse	4,739
A5	<b>AVAILABLE</b>	<b>1,233</b>	D	Wawa	5,051
A6	Advance Auto Parts	7,000	E	Taco Bell	2,775
B1	<b>AVAILABLE - Can Be Demised</b>	<b>13,200</b>			
B2	Sparkle Car Wash	3,675			
					<b>TOTAL 45,426 SF</b>

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