

# 250 S COURTLAND STREET

EAST STROUDSBURG, PA



MSC

12,825 SF RETAIL/OFFICE SPACE AVAILABLE FOR LEASE





250<sup>S</sup> COURTLAND  
STREET

JOIN NEIGHBORING TENANTS

Walmart 

FINE WINE & GOOD SPIRITS

GIANT.



## PROPERTY DETAILS

- ▶ Adjacent to CVS
- ▶ Space is currently fit out to accommodate an office use
- ▶ Sub-Lease from CVS
- ▶ Located along Courtland Street which has in excess of 15,000 VPD
- ▶ Ideal for retail, medical or office
- ▶ Close proximity to East Stroudsburg University (approximately 5,000 students)

## DEMOGRAPHICS

### EST. POPULATION

1 mi 9,815

3 mi 27,612

5 mi 42,027

### EST. AVG HH INCOME

1 mi \$118,607

3 mi \$111,043

5 mi \$115,594

### EST. EMPLOYEES

1 mi 7,604

3 mi 15,184

5 mi 18,069

### EST. MEDIAN AGE

1 mi 33.9

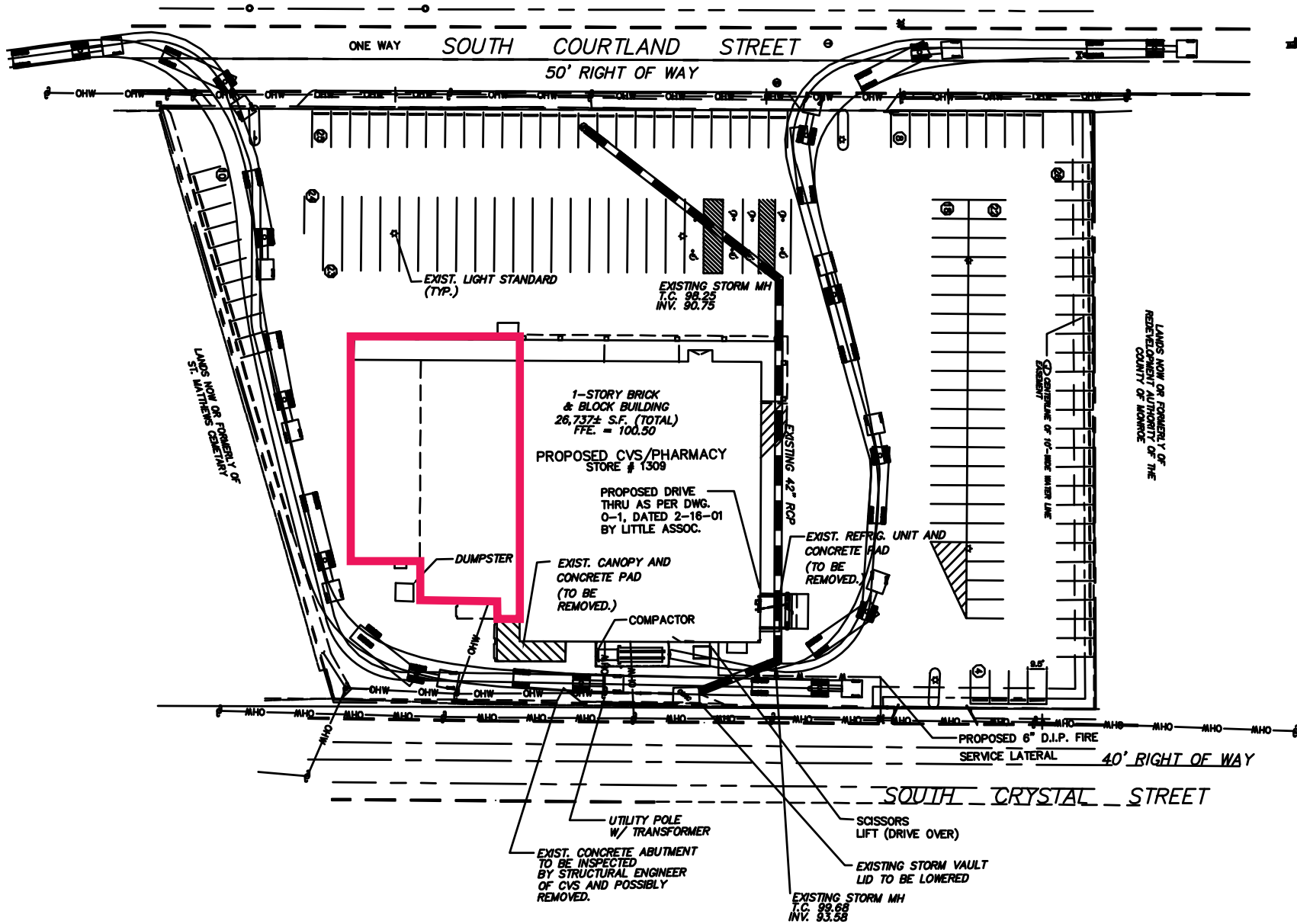
3 mi 39.1

5 mi 40.2

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**MSC**

# SITE PLAN





# AERIAL







# MSC

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 **CVS**  
pharmacy  
drive-thru pharmacy

Professional  
Center

STREET CLOSING  
AT ALL TIMES  
AUTHORIZED  
PARKING ONLY