

CROSSROADS II
BARTONSVILLE, PA

3560 ROUTE 611

±4,045 SF AVAILABLE FOR LEASE; GLA: 133,717 SF

JOIN

GIANT 

 **DOLLAR TREE**

 **BUBBAKOO'S BURRITOS**  **DUCK DONUTS**

IN CLOSE PROXIMITY TO POCONOS AND OTHER TOURIST ATTRACTIONS



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get in touch.

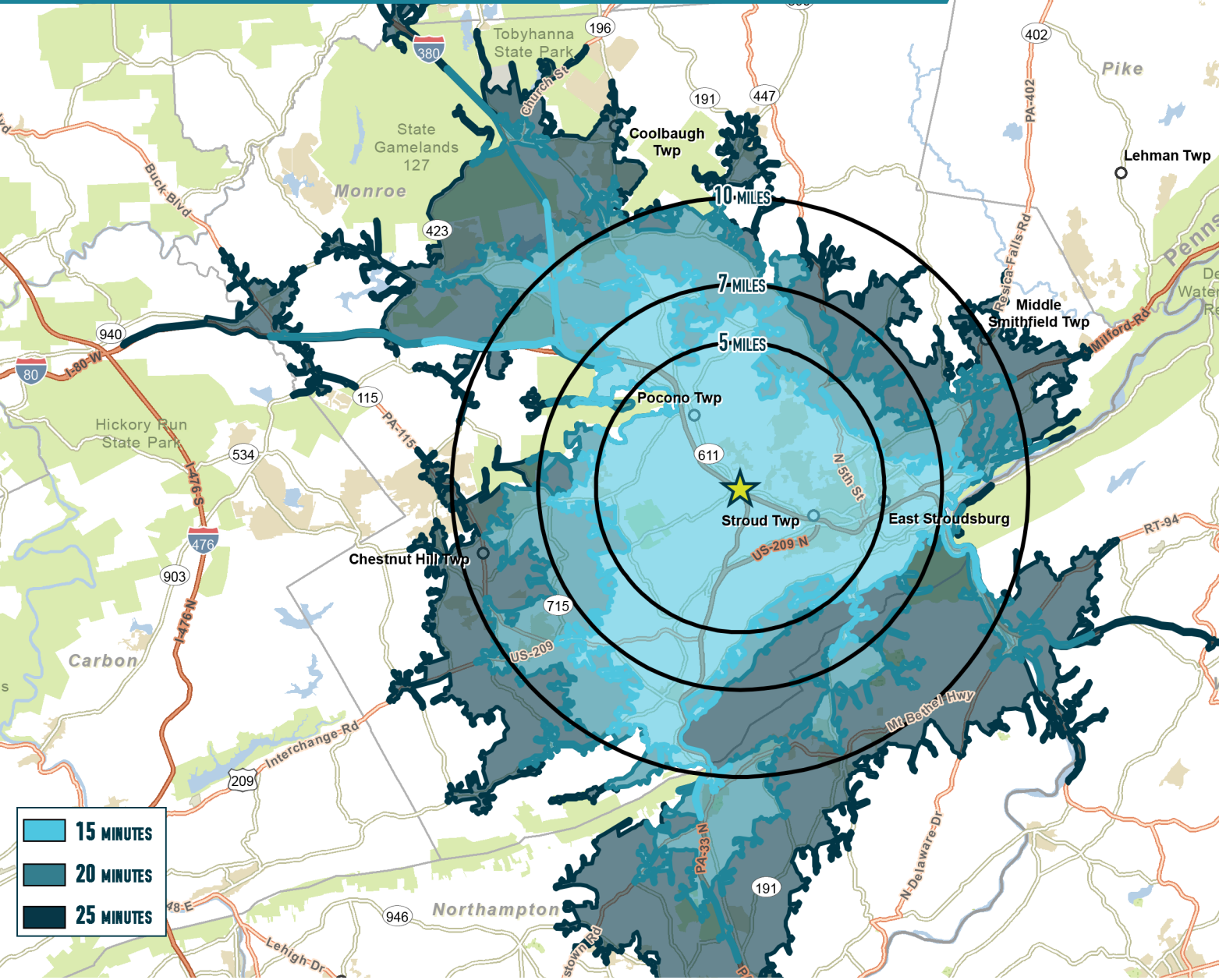
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22,552 TOTAL HOUSEHOLDS WITHIN A 15 MINUTE DRIVE TIME



■ 15 MINUTES
■ 20 MINUTES
■ 25 MINUTES

	5 MILES	7 MILES	10 MILES
TOTAL POPULATION	45,479	72,494	123,986
TOTAL HOUSEHOLDS	17,135	25,970	44,958
MED HH INCOME	\$58,162	\$62,912	\$64,697
% HH > \$100k	28%	31%	31%

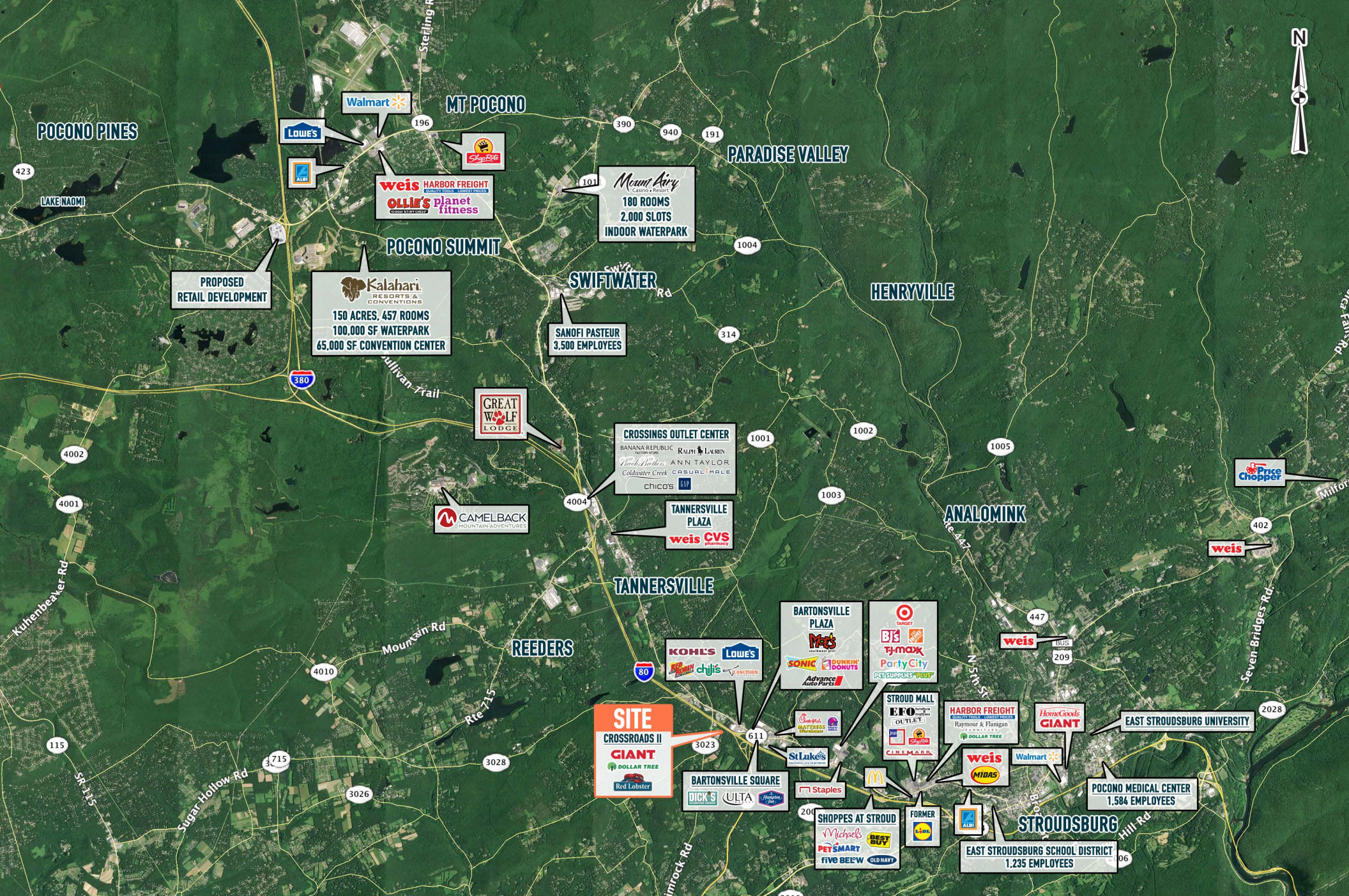
	15 MINUTES	20 MINUTES	25 MINUTES
TOTAL POPULATION	62,170	103,614	173,701
TOTAL HOUSEHOLDS	22,552	38,050	63,792
MED HH INCOME	\$60,745	\$63,591	\$66,468
% HH > \$100k	30%	33%	30%

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ROUTE 611 TRAFFIC COUNT: 18,000 VPD



±4,045 SF
AVAILABLE
(±34' X ±120')

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SITE PLAN



1	GIANT	76,415 SF
2	GIANT FUEL	2,400 SF
3	DOLLAR TREE	10,029 SF
4	AVAILABLE	4,045 SF
5A	SPICE ROUTE	1,991 SF
5B	SPICE ROUTE	1,162 SF
6	BUBBAKOO'S BURRITOS	2,024 SF
7	BUFFET	5,985 SF
8	BEAUTY NAILS	1,200 SF
9	FRANK'S PIZZA & ITALIAN RESTAURANT	2,955 SF
10	BARTONSVILLE FAMILY DENTAL	2,771 SF
11/12	COSMOPROF	2,400 SF
13	JERSEY MIKE'S SUBS	1,500 SF
14	AT&T MOBILITY	3,000 SF
15	RED LOBSTER	7,700 SF
16A	EVERYDOG	2,862 SF
16B	DUCK DONUTS	1,774 SF
16C	VISIONWORKS	3,504 SF

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PROPERTY PHOTOS



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