



Stroud Mall

Stroudsburg, PA

Location	Route 611 at I-80 (Exit 305)
Anchors	Bon-Ton, JCPenney, Sears and a Cinemark (12-screens)
Size	398,146 square feet
Website	Stroud-Mall.com

Mall Facts Stroud Mall is the only enclosed shopping center in the Poconos featuring more than 65 specialty stores including Aéropostale, Bath & Body Works, Books-A-Million, Christopher & Banks, Journeys, Justice, maurices, Martha's Hallmark and Victoria's Secret. The Cinemark theater opened within the mall in 2011.

Stroud Mall recently underwent an extensive interior/exterior renovation to upgrade the look and feel of the mall with enhanced lighting, new tile flooring and many additional customer-friendly amenities.

Stroud Mall's total shopping complex sits on 40 acres and includes a Burger King, Wayne Bank and Texas Roadhouse.

Trade Area Facts Stroudsburg is located in the heart of the Pocono Mountains. The Pocono region is the state's biggest tourist attraction and generates nearly \$1 billion in economic impact. The Pocono Mountains are an easily accessible vacation destination for the nearby metropolitan areas of New York City and Philadelphia, each approximately 80 miles away.

Nine of the top ten largest hotels in northern Pennsylvania are located in the Poconos. Another 19 resorts and 69 hotels/motels operate in Monroe County employing more than 5,700 people.

Mount Airy Resort and Casino is located ten miles away and employs 1,900 people. Reports state that Mount Airy Resort and Casino generates \$953 million in state and local tax revenues. They also generate a \$1.47 billion dollar statewide economic impact that benefits Monroe County and the Commonwealth of Pennsylvania.

The major employers in the area include Tobyhanna Army Depot (5,125 employees), the Sanofi Pasteur (2,200 employees), East Stroudsburg School District, Pocono Medical Center, East Stroudsburg University, Walmart Distribution Center and the Great Wolf Lodge.

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Demographics

Population Trends

	Primary Trade Area	Secondary Trade Area	Total Trade Area
2016 Projection	169,257	206,553	375,810
2011 Estimate	161,605	202,461	364,066
2000 Census	137,136	165,012	302,148

Average Household Income

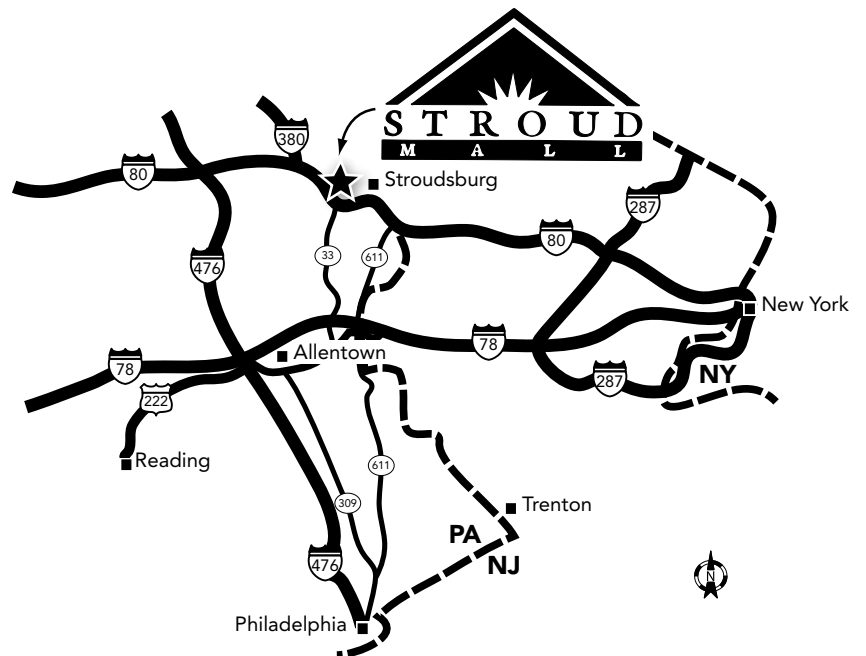
	Primary Trade Area	Secondary Trade Area	Total Trade Area
2016 Projection	\$73,333	\$79,270	\$76,648
2011 Estimate	\$66,537	\$71,573	\$69,369
2011 - 2016 % Change	10.21%	10.75%	10.49%

Median Age

	Primary Trade Area	Secondary Trade Area	Total Trade Area
2011 Estimate	40	41	40

Source: 2000 Census; Scan/US 2011/2016 Estimates

Location Map



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