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Shopping Centers Project of the Month



Bartonville Square

Legend Properties dominates Bartonville Retail Corridor. Monroe County's new booming retail hub Pages 16-17B

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SHOPPING CENTERS PROJECT OF THE MONTH

Bartonsville Plaza & Bartonsville Square Monroe County's new booming retail hub

Legend Properties dominates Bartonsville Retail Corridor

Ten years ago, when Jim DePetris approached the intersection of Rte. 33 and 611 in Bartonsville, (Stroudsburg) Monroe County, there was nothing more than a few truck stops. "We recognized that this key intersection was poised to become a prime retail hub" said DePetris "and we were right."

Monroe County has been experiencing a significant demographic shift. Beautiful suburbs and affordable living standards have made the Pocono Mountain Region a major attraction for New Yorkers seeking to escape the skyrocketing cost of urban living. DePetris understood the potential for this intersection and his instincts have proved correct.

Today the retail community in Bartonsville is booming. With the opening of the Crossroads Mall including Lowe's Home Improvement, Kohl's and several restaurant pads as well as a Giant Foods, DePetris' brokerage firm, Legend Properties, has leased a brand new center on the north side of Rte. 611 at Exit 302 of I-80 in Bartonsville. Bartonsville Plaza, which opened last summer features a mixture of retailers and restaurants, including Dunkin Donuts, Sleepy's, Verizon Wireless, GameStop, Great Clips, Moe's Southwestern Grill, Advanced Auto and Sonic Drive-In.

Directly across the street,



Bartonsville aerial



Bartonsville Plaza

on the south side of Rte. 611 is Bartonsville Square, a 26-acre development with expansive visibility along I-80. The center is approved for 100,000 s/f of retail space consisting of junior anchor, free-standing retail, restaurants & pad sites. Legend Properties brokered the sale of the hotel parcel, a 110-room Hampton Inn & Suites and are in negotiations with a 40,000 s/f office user for a free-standing building facing I-80. This intersection has indeed become a strong regional retail hub serving the gateway to the Poconos.

"We have assembled a great mix of local and national retailers in the development of Bartonsville Plaza and are excited about our 100,000+ s/f and 40,000 s/f office building at Bartonsville Square scheduled for construction next year." said DePetris.

"The great aspect about Bartonsville Square is that it's fully approved and we can talk with restaurants and retailers about a 2011 delivery date." Currently, there are two stores available along with a 3.5 acre pad for sale or development.

The Bartonsville Plaza and Bartonsville Square combined development brings hundreds of full-time jobs to the area and Stroud Township has benefited by hundreds of thousands of dollars from increased tax revenue and close to \$2 million in traffic improvements along Rte. 611 and the rebuilding of Frantz Road.

"We have been developing in Stroud Township for close to 10 years." said DePetris, "and we at Legend are very enthused about being a part of the Stroud Community." ■

PROJECT TEAM

- Owner/Developer:DEPG Stroud Associates II, L.P.
- General Contractor:Locust Ridge
- Construction Manager: ...Legend Management Services, LLC
- Civil Engineer:Niclaus Engineering Corporation
- MEP Engineer:C&G Environmental
- Transportation Engineer: .. Benchmark Civil Engineering Services
- Geotechnical Consultant: Midatlantic Engineering
- Leasing Attorney:Kaplin Stewart
- Land Use Attorney: Newman Williams
- Financial Institution: Beneficial Savings Bank
- Leasing Agent: Legend Properties

GENERAL CONTRACTOR

WE ARE PROUD TO BE A PART OF THE BARTONSVILLE SQUARE PROJECT



Congratulations!

Legend Properties/DEPG Stroud Associates, LLP for being featured in the Annual Best of 2010 Projects and Developments Spotlight in Shopping Centers.

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Congratulations to Legend Properties & DEPG Stroud Associates II, L.P.

We value our long-standing association with you and were proud to be a partner of your team on the Bartonsville Square Project

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Mid Atlantic Real Estate Journal would like to congratulate Legend Properties, DEPG Stroud Assoc II, L.P. and the Project Team on Bartonsville Square

If you would like to feature your company, development or project call Elaine Fanning:

(800) 584-1062/781-871-5298 Ext. 212
 or email: efanning@marejournal.com