

# 1520 W. FRONT STREET

BERWICK, PA

S Poplar St

S Eaton St

W Front St

±17,862 ADV

MSC

1,000-16,500 SF AVAILABLE FOR LEASE



**1,100 UP TO 8,000 SF AVAILABLE FOR LEASE**

**JOIN RETAILERS:**



Opportunity to join proposed national tenants like Tractor Supply, Advance Auto, and Dollar Tree in a revitalized shopping center.

Excellent visibility along Route 11, with 17,862 vehicles passing daily (AADT).

Prime location with nearby Interstate 80 (33,136 AADT) to the south and easy access to Route 93 to the north, driving strong traffic and connectivity.



**1520 W. FRONT STREET**

**PROPERTY DETAILS**

- ▶ Opportunity to join proposed national tenants like Tractor Supply, Wawa, and Dollar Tree in a revitalized shopping center.
- ▶ Excellent visibility along Route 11, with 17,862 vehicles passing daily (AADT).
- ▶ Prime location with nearby Interstate 80 (33,136 AADT) to the south and easy access to Route 93 to the north, driving strong traffic and connectivity.

**JOIN THESE AREA TENANTS**



**DEMOGRAPHICS**

EST. POPULATION		EST. EMPLOYEES	
3 mi	18,246	3 mi	6,639
5 mi	23,111	5 mi	8,501
7 mi	28,682	7 mi	10,211
EST. AVG HH INCOME			
3 mi	\$57,217		
5 mi	\$60,427		
7 mi	\$63,250		

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.



# SITE PLAN A



Layout can be broken up into different variations

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# EXISTING SHOPPING CENTER TO BE REDEVELOPED



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