

1520 W. FRONT STREET

BERWICK, PA

S Poplar St

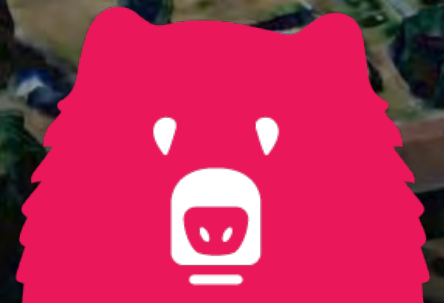
S Eaton St

W Front St

±17,862 ADV

MSC

1,000-20,000 SF AVAILABLE FOR LEASE



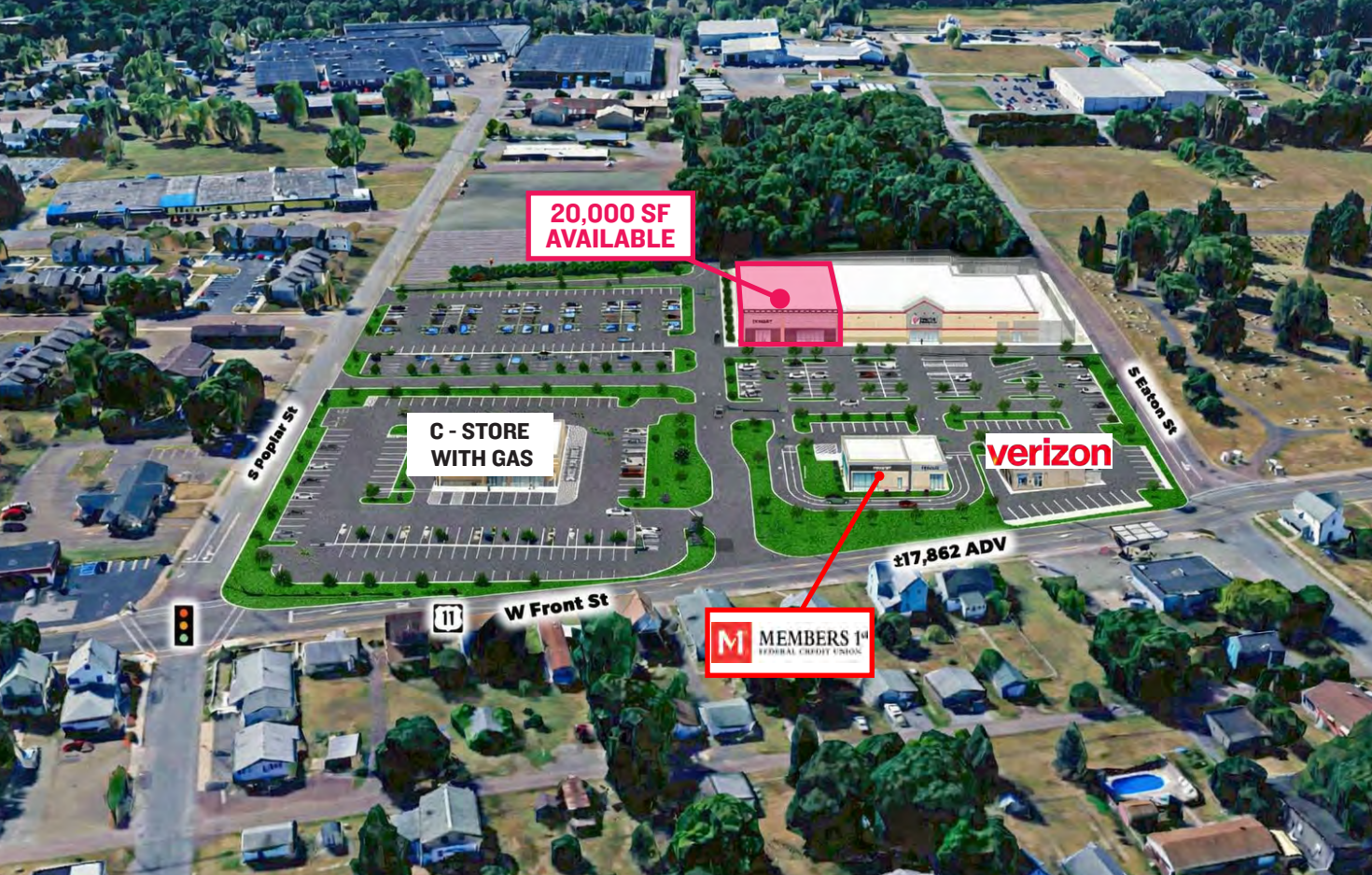
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DEMOGRAPHICS

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



PROPERTY DETAILS

- ▶ Join a high-profile redevelopment anchored by Tractor Supply and a proposed c-store with gas, creating a dominant retail destination for the Berwick market.
- ▶ Excellent visibility and frontage along Route 11 with $\pm 17,800$ vehicles per day, providing strong exposure for retailers.
- ▶ Strategically located with direct access to Interstate 80 ($\pm 33,000$ AADT) and Route 93, positioning the site as a key regional retail node with significant drive-by and commuter traffic.
- ▶ $\pm 1,000$ – $20,000$ SF available with flexible configurations, including the ability to accommodate junior anchors, multi-tenant retail, or single-tenant users.
- ▶ Close proximity to national retailers including ALDI, GIANT, Sheetz, and AutoZone, reinforcing strong retail synergy in the corridor.

JOIN THESE AREA TENANTS



SHEETZ

GIANT

AutoZone

SITE PLAN A



Layout can be broken up into different variations

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.

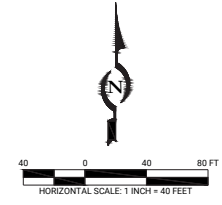
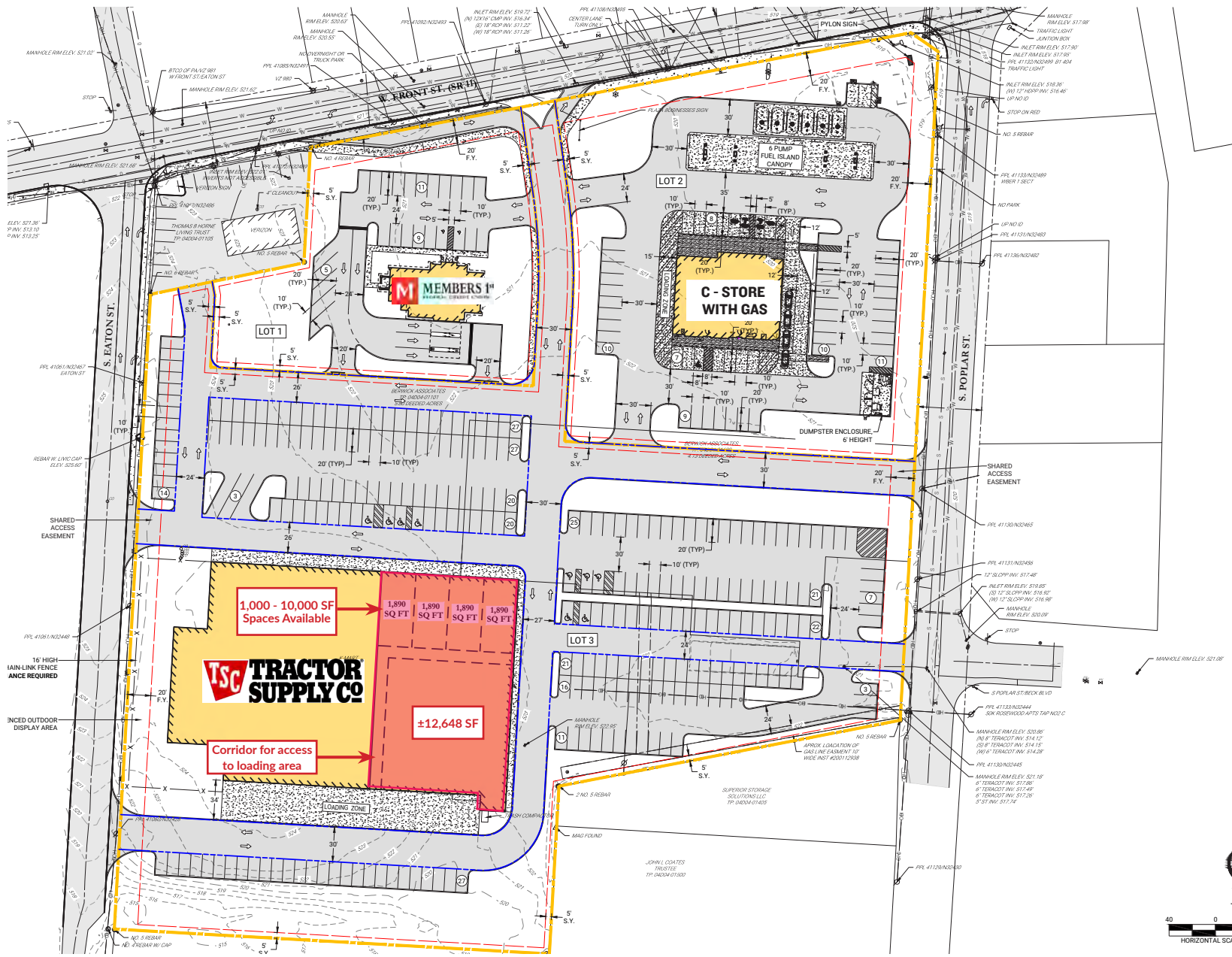


SITE PLAN B



Layout can be broken up into different variations

SITE PLAN C



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EXISTING SHOPPING CENTER TO BE REDEVELOPED



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MARKET AERIAL



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