

BERWICK PLAZA

1520 W. FRONT STREET, BERWICK, PA

COMING
SOON

Wawa

**TSC TRACTOR
SUPPLY CO.**

S Poplar St

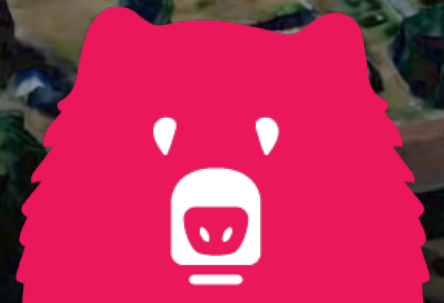
S Seaton St

W Front St

±17,862 ADV

MSC

UP TO ±20,000 SF AVAILABLE FOR LEASE





BERWICK PLAZA

DEMOGRAPHICS

EST. POPULATION	EST. AVG HH INCOME	EST. EMPLOYEES
3 mi 18,034	3 mi \$80,941	3 mi 6,722
5 mi 23,183	5 mi \$83,671	5 mi 8,618
7 mi 28,822	7 mi \$86,935	7 mi 10,748

JOIN THESE TENANTS



PROPERTY DETAILS

- ▶ Join a high-profile redevelopment anchored by Tractor Supply and a Wawa 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.
- ▶ $\pm 20,000$ 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.
- ▶ Estimated delivery Q3 2027

JOIN THESE AREA TENANTS



SITE PLAN



Layout can be broken up into different variations

EXISTING SHOPPING CENTER TO BE REDEVELOPED



MARKET AERIAL





MSC

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