



## BERWICK PLAZA

Total Acreage GLA: (+/-) 109,187 SF

### Berwick, PA 18603

(Borough of Berwick)

1520 W. Front Street (Route 11)



Traffic Count Route 1 (West Front Street) : 17,000 vehicles per day



### SPACE AVAILABLE:

- ± 1,600 SF
- ± 2,500 SF
- ± 5,000 SF
- ± 6,956 SF
- ± 7,270 SF
- ± 10,960 SF
- ± 51,583 SF

### DEMOGRAPHICS:

|                     | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|---------------------|---------------|---------------|---------------|
| Population:         | 5,510         | 18,626        | 23,310        |
| Avg. HH Income:     | \$55,043      | \$60,243      | \$63,774      |
| Daytime Population: | 1,597         | 7,871         | 8,919         |

### Berwick Plaza

Is conveniently located along West Front Street (Route 11) in the Borough, close to downtown.

Excellent visibility, signage and ample parking

**Zoned: C-2 Commercial**

\*See reverse side for **site plan**



**Berwick Plaza | Berwick, PA**  
**FOR LEASE**

Subject To Change

|    |                              |           |
|----|------------------------------|-----------|
| 1  | Available                    | 2,500 SF  |
| 2  | Must B Tan                   | 1,500 SF  |
| 3  | Available                    | 1,600 SF  |
| 4  | Plaza Laundromat             | 2,500 SF  |
| 5  | Metro PCS                    | 1,600 SF  |
| 6  | Name Brand Liquidations      | 13,988 SF |
| 6A | Lightning Rent-To-Own        | 3,740 SF  |
| 6B | Available (with mezzanine)   | 10,960 SF |
| 6C | Available (restaurant space) | 5,000 SF  |
| 7  | Available                    | 7,270 SF  |
| 8  | Available                    | 6,956 SF  |
| 9  | Available                    | 51,583 SF |



**North American  
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