

# CLOCKTOWER MARKETPLACE

MORGANTOWN, PA • 19543

**Wawa**

**TurkeyHill**

**DOLLAR GENERAL**

**BB'S**  
GROCERY OUTLET

±15,000 VPD

±2.75-44.45 AC

**FOR LEASE**

# PROPERTY OVERVIEW

Clocktower Marketplace, located in Morgantown, Pennsylvania, is a prominent retail and commercial hub designed to serve the local community while attracting visitors from surrounding areas. Clocktower Marketplace hosts a variety of retail tenants, from essential services to specialty stores. Positioned in Morgantown, PA, Clocktower Marketplace enjoys a strategic location that serves both local residents and commuters traveling along nearby highways. Its proximity to other businesses and residential areas enhances its appeal as a convenient shopping destination.

- Closed BK at 2,500 sf former BK on 1.1 ac suitable for dine in restaurant or office, medical or other use
- Pads can be 1/2 to 20 acres
- Use can be retail, commercial, office, restaurant, medical, storage, warehousing or industrial

# DEMOGRAPHICS



**POPULATION**  
 5 MILE- 19,871  
 7 MILE- 37,856  
 10 MILE- 98,264



**EMPLOYEES**  
 5 MILE- 6,953  
 7 MILE- 9,511  
 10 MILE- 22,502



**AVERAGE HHI**  
 5 MILE- \$129,938  
 7 MILE- \$126,853  
 10 MILE- \$130,760



**HOUSEHOLDS**  
 5 MILE- 7,119  
 7 MILE- 13,550  
 10 MILE- 36,483

## 1 209 MORVIEW DR

±44.45 ACRES

COMMERCIAL ZONING

PARCEL #: 050-99076-0-0000

## 2 2847 MAIN STREET

±3.7 ACRES

COMMERCIAL ZONING

PARCEL #: 050-54694-0-0000

## 3 2861 MAIN STREET

±2.75 ACRES

COMMERCIAL ZONING

PARCEL #: 35-5310-04-74-3246

## 4 2903 MAIN STREET

±6.99 ACRES

COMMERCIAL ZONING

PARCEL #: 35-5310-16-74-7881



# MARKET OVERVIEW



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### Bill Hess

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## CONTACT US

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

