

# Mt. Morris Land Site

## Property Information

- + Up to 16 acres available for lease or build-to-suit
- + All utilities available to site
- + Adjacent to BFS Foods convenience store
- + 21,291 vehicles per day on I-79
- + Located just off of I-79 interchange between Waynesburg, PA and Morgantown, WV
  - 13 miles from Waynesburg, PA (Exit 14)
  - 7 miles from Morgantown, WV (Exit 155)

2025 Demographics	3 MILES	5 MILES	10 MILES
Population	2,447	6,479	78,085
Daytime Population	2,175	4,823	90,493
Households	1,075	2,815	34,892
Average Household Income	\$90,938	\$100,708	\$82,751

## Contact Us

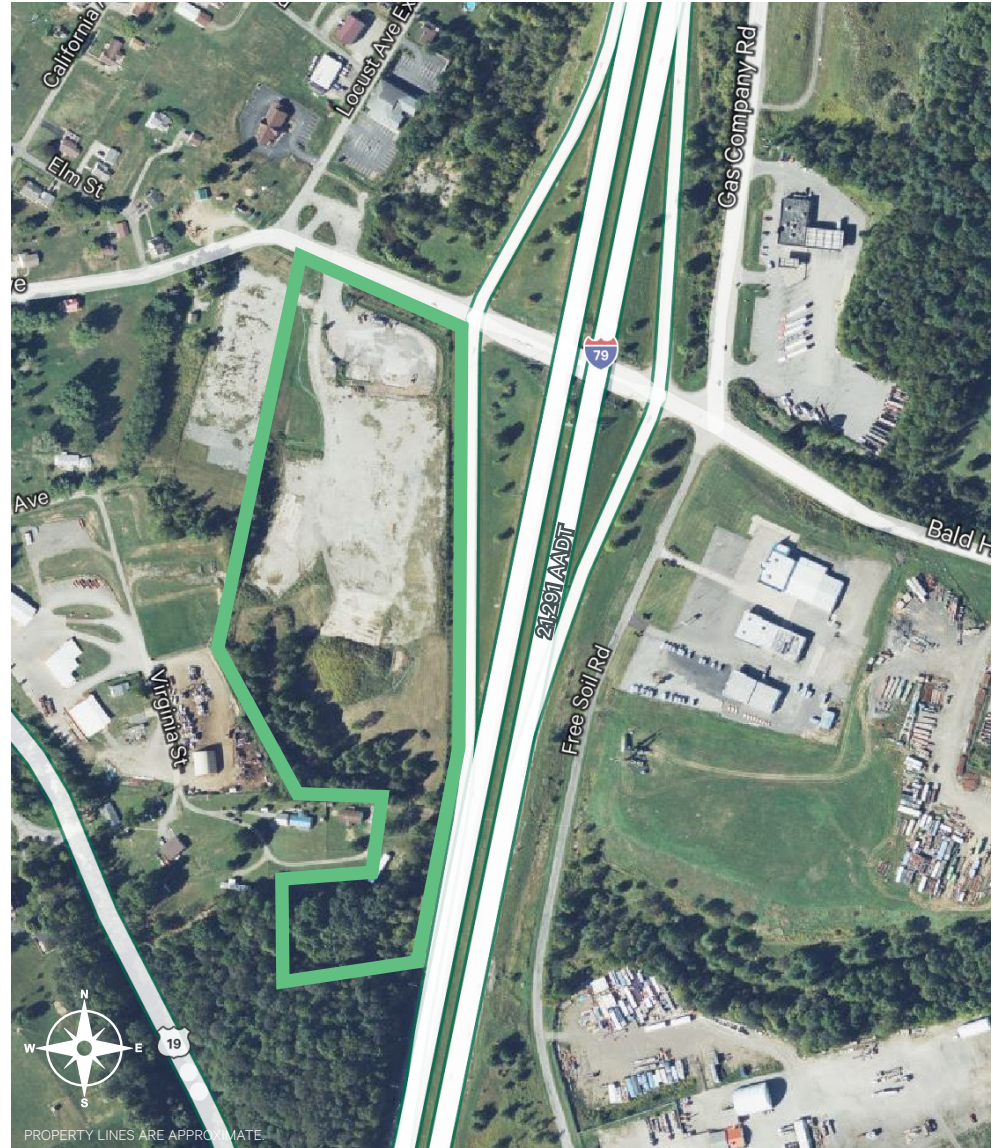
**Robert Gold, CCIM**

First Vice President

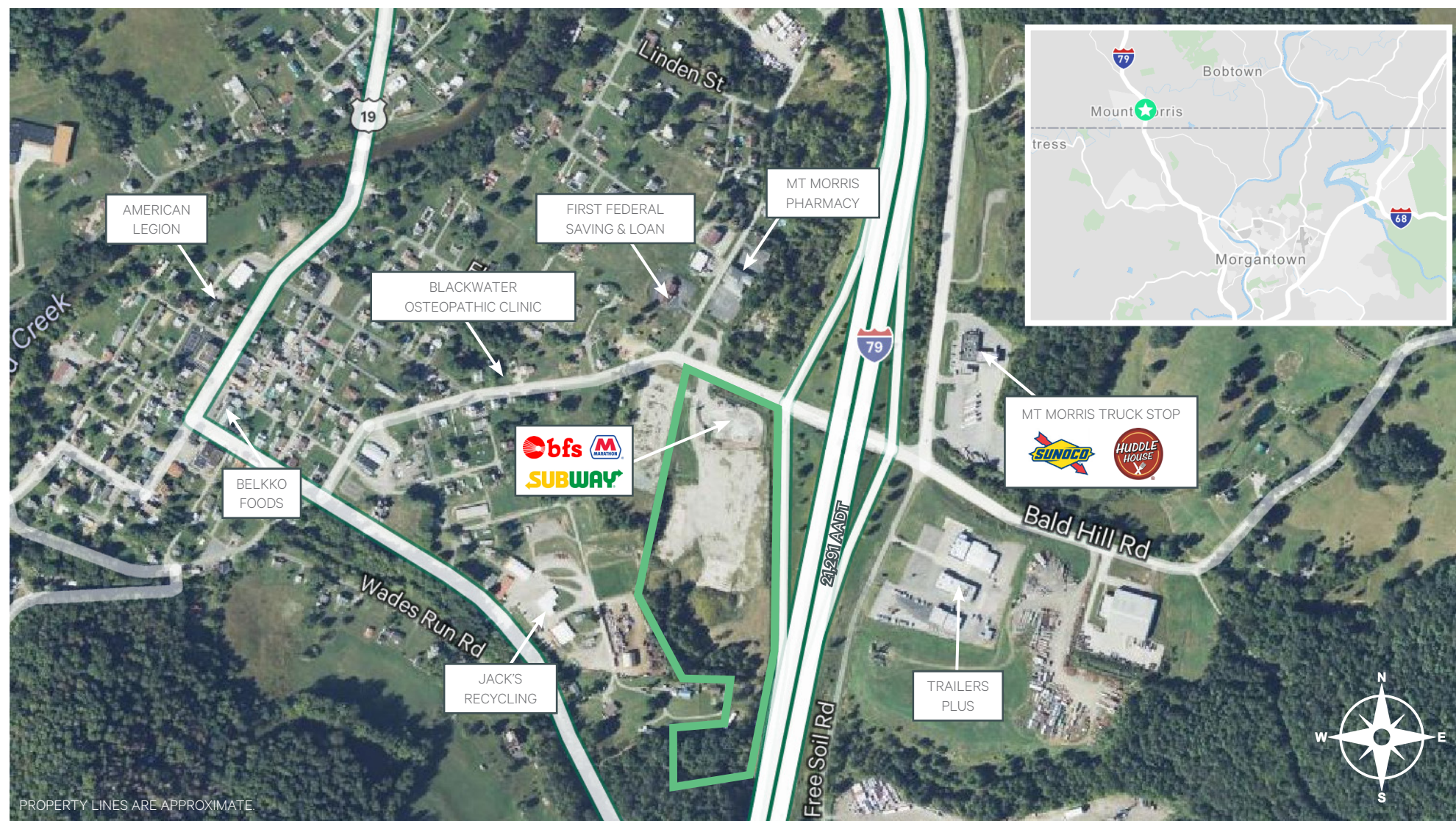
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