

BERKS COUNTY • PA

# MORGANTOWN CROSSINGS

ROUTE 23 & PENNSYLVANIA TURNPIKE ♦ MORGANTOWN, PA 19543



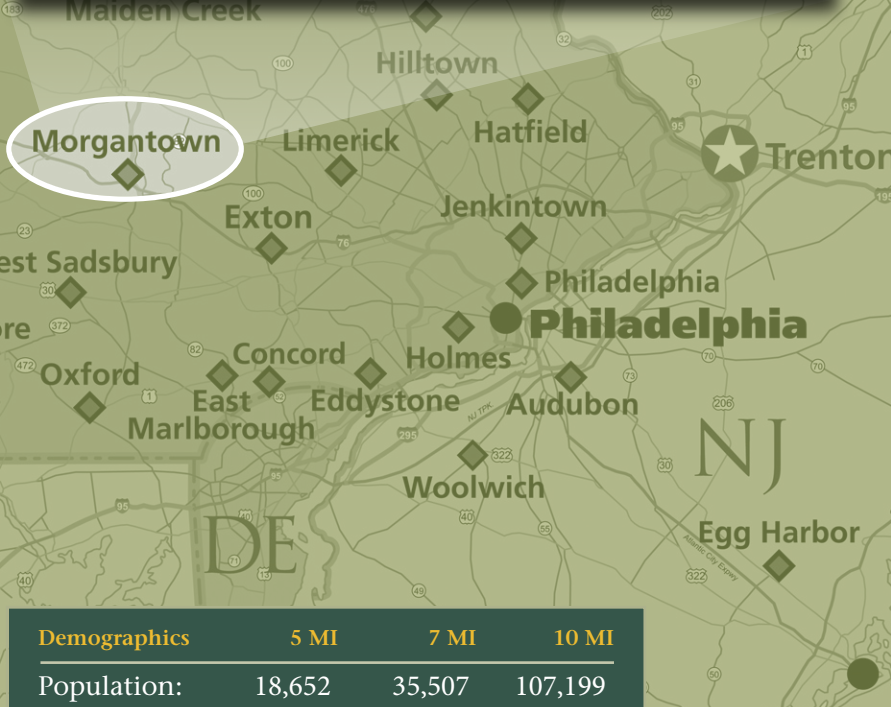
♦ Strategically located at the intersection of Route 23 and PA Turnpike with excellent visibility and



Morgantown Cleaners



MIMI'S BAKERY



Demographics	5 MI	7 MI	10 MI
Population:	18,652	35,507	107,199
Households:	6,823	12,898	39,835
Avg HH Inc:	\$132,621	\$132,475	\$142,585

**WOLFSON GROUP**  
INCORPORATED

For More Information Contact:

**610.277.8899**



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Unit	Tenant	Dimensions	Sq. Ft.
A	Walmart		165,414
B-1	Petr Value	45 x 90	4,050
B-2	AJ's Pizza/Family Restaurant	25 x 90	2,250
B-3	Good Friends Restaurant	20 x 90	1,800
B-4	Parisian Cleaners	20 x 90	1,800
B-5	Goin Postal	15 x 90	1,350
B-6	Ivy Rehab	26 x 90	2,400
C-1	Available	20 x 90	1,800
C-2	H & R Block	20 x 90	1,800
C-3	Nail Perfection	16 x 90	1,500
C-4/5	Five Below	113 x 90	10,200
C-6	T-Mobile	30 x 90	2,700
C-7	Goodwill		15,750
C-10	Great Clips	15 x 90	1,350
C-11A	Mimi's Bakery	15x90	1,350
C-11	Verizon Wireless	41x90	3,690
C-12	Available	70 x 90	6,300
D	Lowes		119,707
<b>OP-E/F Available</b>		<b>Ground Lease</b>	
OP-K	Snap Fitness	Outparcel	4,800
OP-L	Taco Fest	Outparcel	2,500
OP-M	Arby's	Ground Lease	3,124
OP-N	Truist Bank	Ground Lease	3,000
OP-O	Dunkin Donuts	Ground Lease	2,820
OP-P	Sonic Drive-In	Ground Lease	2,894
OP-Q	Popeyes	Ground Lease	2,138
OP-R	Wendy's	Ground Lease	2,500
OP-S	Auto Zone	Ground Lease	6,778
OP-T	Mavis Discount Tire	Ground Lease	4,000