

BERWICK PLAZA

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

Berwick, PA 18603

(Borough of Berwick)

1520 W. Front Street (Route 11)

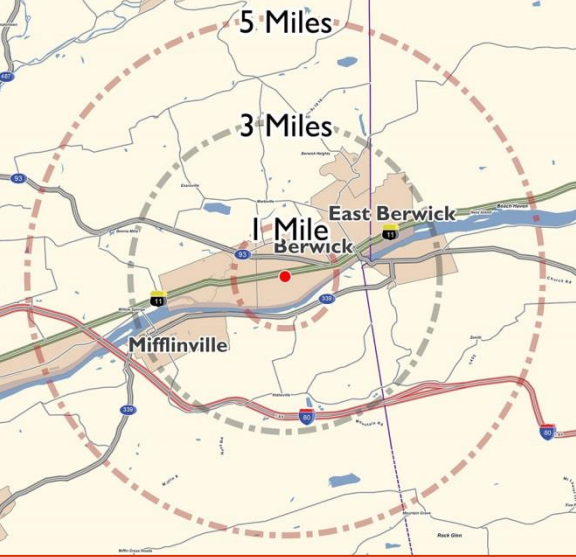


Join CVS/pharmacy, Family Dollar & K-Mart

SPACE AVAILABLE:

- ± 1,500 SF
- ± 1,600 SF
- ± 13,988 SF
- ± 10,960 SF

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



2012 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	5,358	18,094	24,038
Avg. HH Income:	\$39,147	\$39,028	\$41,894
Daytime Population:	1,195	6,968	8,482

Berwick Plaza

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

Excellent visibility and signage
Anchored by Kmart and CVS

Zoned: C-2 Commercial

*See reverse side for **site plan**



Berwick Plaza | Berwick, PA
FOR LEASE

Subject To Change

- | | | |
|----|-------------------------------|-----------|
| 1 | Berwick Diner | 2,500 SF |
| 2 | Available | 1,500 SF |
| 3 | Berwick Sporting Goods | 1,600 SF |
| 4 | Plaza Laundromat | 2,500 SF |
| 5 | Available | 1,600 SF |
| 6 | Available | 13,988 SF |
| 6A | Lightning Rent-To-Own | 3,740 SF |
| 6B | Available | 10,960 SF |
| 6C | Chinese Buffet | 5,000 SF |
| 7 | Family Dollar | 6,388 SF |
| 8 | CVS/pharmacy | 6,956 SF |
| 9 | K-Mart | 51,583 SF |



LMS
 Commercial Real Estate
 www.LMS-PMA.com

For additional information, please contact:

Jim Pointer
 717.569.9373 ext. 495
jpointer@lms-pma.com

The information herein (including all faxes pertaining to the same) has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness and is subject to correction or can be withdrawn without notice.