

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

Walmart

DUNKIN'

AutoZone

LOWE'S

SUBWAY

Arby's

GOOD FRIENDS
CHINESE RESTAURANT

verizon

**NAIL
PERFECTION**

AJ's

TRUIST

Myrehab

GOIN' POSTAL

**H&R
BLOCK**

T

**snap 24/7
fitness**

SONIC

**MAVIS
DISCOUNT
TIRE**

**Patriot
PET SUPPLY**

**five
BEL'W**

goodwill

**POPEYES
LOUISIANA KITCHEN**

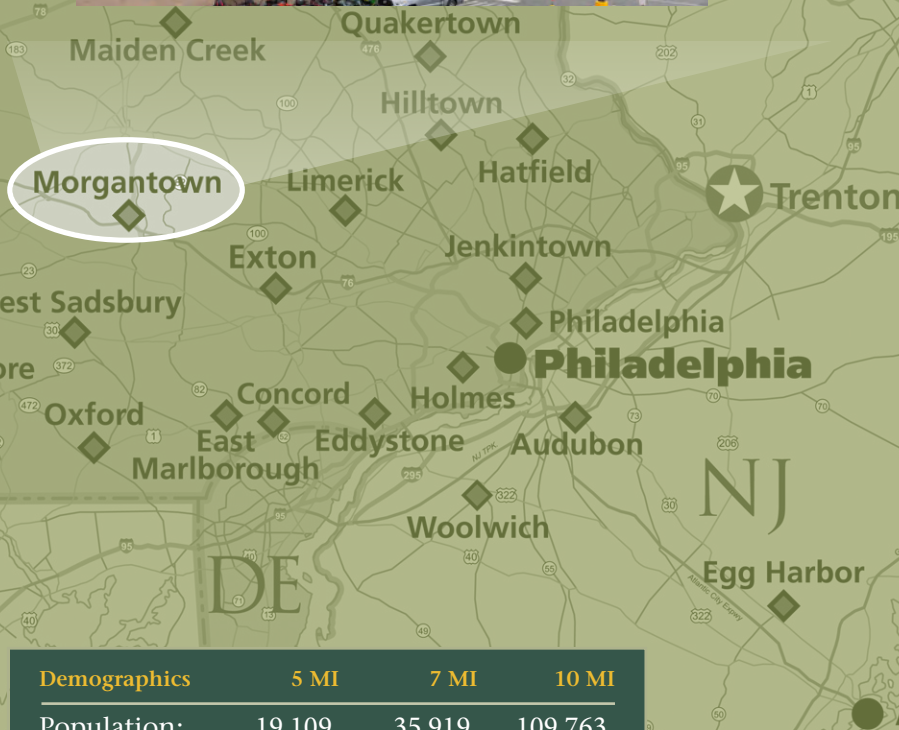
**five
BEL'W**

Now Open!

TACO FEST

Great Clips

AT&T



Demographics	5 MI	7 MI	10 MI
Population:	19,109	35,919	109,763
Households:	6,971	12,984	40,458
Avg HH Inc:	\$113,889	\$136,947	\$148,876

WOLFSON GROUP
INCORPORATED

For More Information Contact:

610.277.8899

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CAERNARVON TOWNSHIP, PA

GLA 390,325 S.F.

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610-277-8899



Unit	Tenant	Dimensions	Sq. Ft.
A	Walmart		165,414
B-1	Patriot Pet Supply	45 x 90	4,050
B-2	AJ's Pizza	25 x 90	2,250
B-3	Good Friends Restaurant	25 x 90	1,800
B-4	AT&T <i>Now Open!</i>	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	Subway	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	80 x 90	15,750
C-10	Great Clips	15 x 90	1,350
C-11A	Available	15x90	1,350
C-11	Verizon Wireless	41x90	3,690
C-12	Available	70 x 90	6,300
D	Lowes		119,707
OP-E/F	Available	Outparcel	16,000
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	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	Ground Lease	4,000

www.wolfsongroupinc.com

All information provided, including but not limited to zoning classifications, square footage, and space availability, is deemed reliable but is not guaranteed and should be independently verified. The size and dimensions of any spaces are approximate and subject to change. The availability of any space is subject to prior lease, or withdrawal from the market without notice.