

6022 Morgantown Road | Morgantown, PA

± 3.5 AC Retail Space Available

HOLLYWOOD
Casino

SITE

Available For Sale/Lease

Property Overview

6022 Morgantown Road offers 3.43 acres of commercially zoned vacant land directly across from the newly constructed Hollywood Casino in Morgantown, PA. The property is ideally located at the entrance of the new casino and directly off the Morgantown exit from the Pennsylvania Turnpike (I-76) (45,000 VPD). 6022 Morgantown Road offers an exceptional opportunity to purchase or lease a tract of land with excellent visibility from I-76 (45,000 VPD) and Morgantown Rd (4,516 VPD) for any retailer or developer looking to be in the up-and-coming Morgantown market. 6022 Morgantown Rd not only sits across from the new Hollywood Casino, but it is also within distance to national retailers such as: Starbucks, Walmart, Lowes, Sheetz, Arby's, Taco Bell and more!

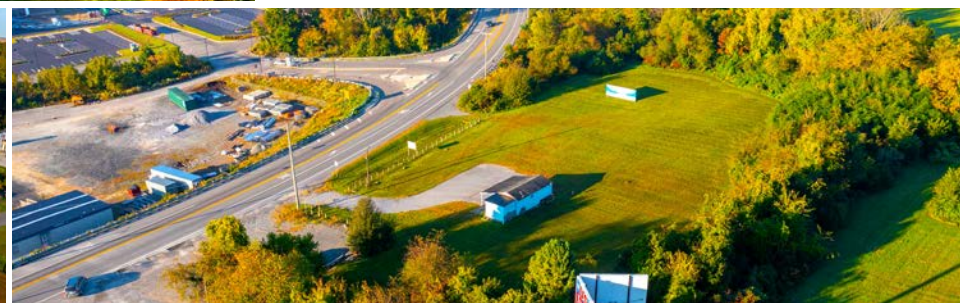
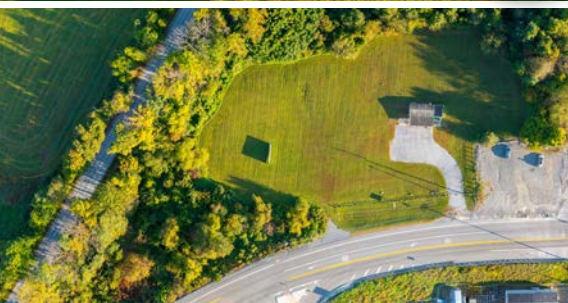
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	7,704	18,127	36,114
TOTAL EMPLOYEES	5,944	14,315	28,581
AVERAGE HHI	\$112,123	\$109,884	\$109,987
TOTAL HOUSEHOLDS	2,661	6,369	12,639
TRAFFIC COUNTS: I76 - ±45,000 VPD Morgantown Rd - ±4,516 VPD			

Nearby

Walmart
AutoZone



HOLLYWOOD
Casino



CALE BRUSO | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd. Suite 200, Mt Laurel, NJ 08054

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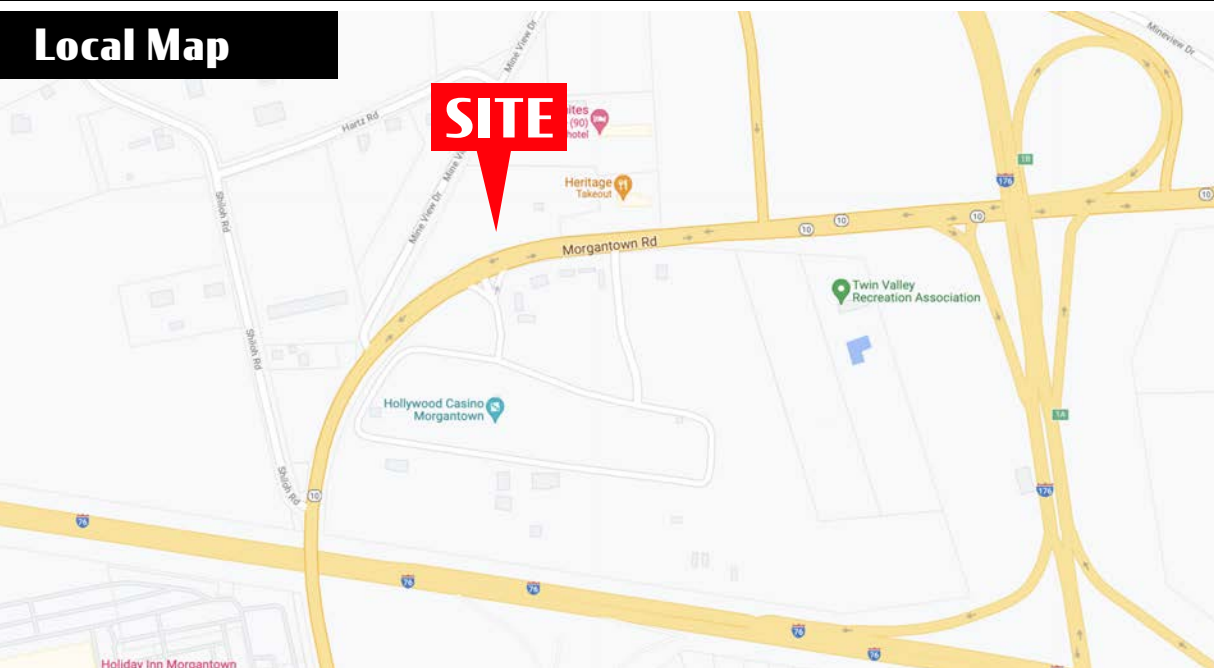
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Local Map



LOCATION: 6022 Morgantown Road is situated with ample frontage and visibility along Morgantown Road (4,516 VPD) and the Pennsylvania Turnpike (45,000 VPD). This location strategically sits at the entrance to the brand-new Morgantown Hollywood Casino that intends to open at the end of 2021. The Morgantown retail market has a draw that extends over 3 miles with retailers including Walmart, Lowes, Sheetz, Taco Bell, Arby's, Mavis Discount Tires, and more. 6022 Morgantown Road is located less than .25 miles from I-76 (45,000 VPD), offering quick access to major Central PA highways. With the site's convenient location to I-76, the newest Hollywood Casino and an impressive line-up of nearby retailers, this creates a great opportunity for anyone looking to purchase or lease a commercial property in the Morgantown market.

Regional Map



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MARKET AERIAL



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