

# MORRISVILLE

shopping center



**±1,000 SF  
AVAILABLE FOR LEASE**



Anthony Curcio, Cell: 484.571.5764

For Leasing Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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shopping center

1 E TRENTON AVENUE  
MORRISVILLE, PA | 19067

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## PROPERTY HIGHLIGHTS

- Corner of Trenton Ave & Pennsylvania Ave
- 1 block from the bridge into Trenton NJ, the state capitol
- Dense population of 263,630 in a 5-mile radius
- Average household income \$108,553 in 1-mile radius
- Join Garden Farm Market, Dollar Tree, Yardley Beer Company and 6 restaurants.



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	15,093	149,633	263,630
TOTAL EMPLOYEES	15,614	62,133	101,566
AVERAGE HHI	\$108,553	\$101,771	\$115,809
TOTAL HOUSEHOLDS	6,409	53,140	97,165

TRAFFIC COUNTS: **E TRENTON AVE** ±15,000 VPD



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STORE	TENANT	SF	STORE	TENANT	SF	STORE	TENANT	SF
1	AT&T	1,070	8A	NOVACARE	2,304	14-15	HARMONY BODYWORK CENTER	1,000
2	BEMAH HAIR BRAIDING	1,000	8B	ALEXIS SIN TATTOOS	1,240	16	FAME: GOOD EATS	3,400
3A	JAHAN KABOB AND GRILL	1,000	8C	H&R BLOCK	1,800	17	NICK'S PIZZA	1,000
3B	GOOD TASTE (CHINESE) RESTAURANT	1,000	9	TICKETOWN/APPLE FINANCIAL	1,200	18	ASPEN CASUALS	2,500
4	FLAMIN' KICKIN' CHICKEN	750	10	CRYSTAL NAILS	1,200	19	RAINTREE SHOPPING	10,942
5	PARADISE ISLAND RESTAURANT & GRILL	750	11	DESIGN FOR VISION	276	21	DOLLAR TREE	15,000
6	RR VAPES	1,000	12	DESIGN FOR VISION	1,700	22	GARDEN FARM MARKET	20,865
7	<b>AVAILABLE</b>	<b>1,000</b>	13	THE SANCTUARY SALON	1,000			



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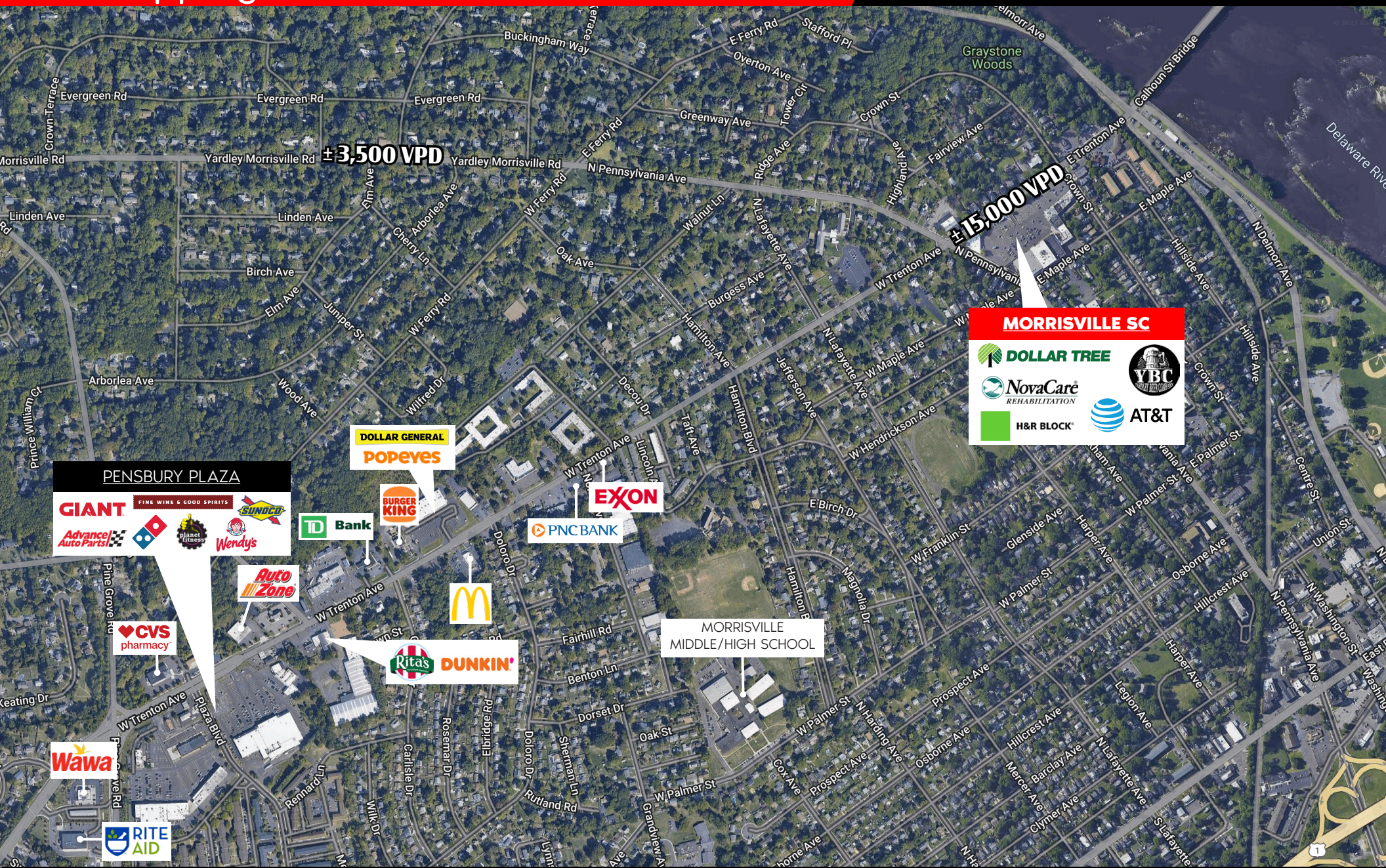
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**MORRISVILLE SC**

- DOLLAR TREE
- NovaCare REHABILITATION
- H&R BLOCK
- YBC GREAT BEER COMPANY
- AT&T

**PENSURRY PLAZA**

- GIANT
- Advance Auto Parts
- Planet Fitness
- Wendy's

**DOLLAR GENERAL**  
**POPEYES**

**TD Bank**

**BURGER KING**

**EXXON**

**PNC BANK**

**Auto Zone**

**McDonald's**

**CVS pharmacy**

**Ritas DUNKIN'**

MORRISVILLE  
MIDDLE/HIGH SCHOOL

**Wawa**

**RITE AID**



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# Bennett Williams

COMMERCIAL REAL ESTATE

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



**Anthony Curcio**

[ACurcio@bennettwilliams.com](mailto:ACurcio@bennettwilliams.com)



## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

