

MORRISVILLE

shopping center



**±4,433 & 6,509 SF
AVAILABLE FOR LEASE**

SPACES CAN BE COMBINED



Anthony Curcio, Cell: 484.571.5764

For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

MORRISVILLE

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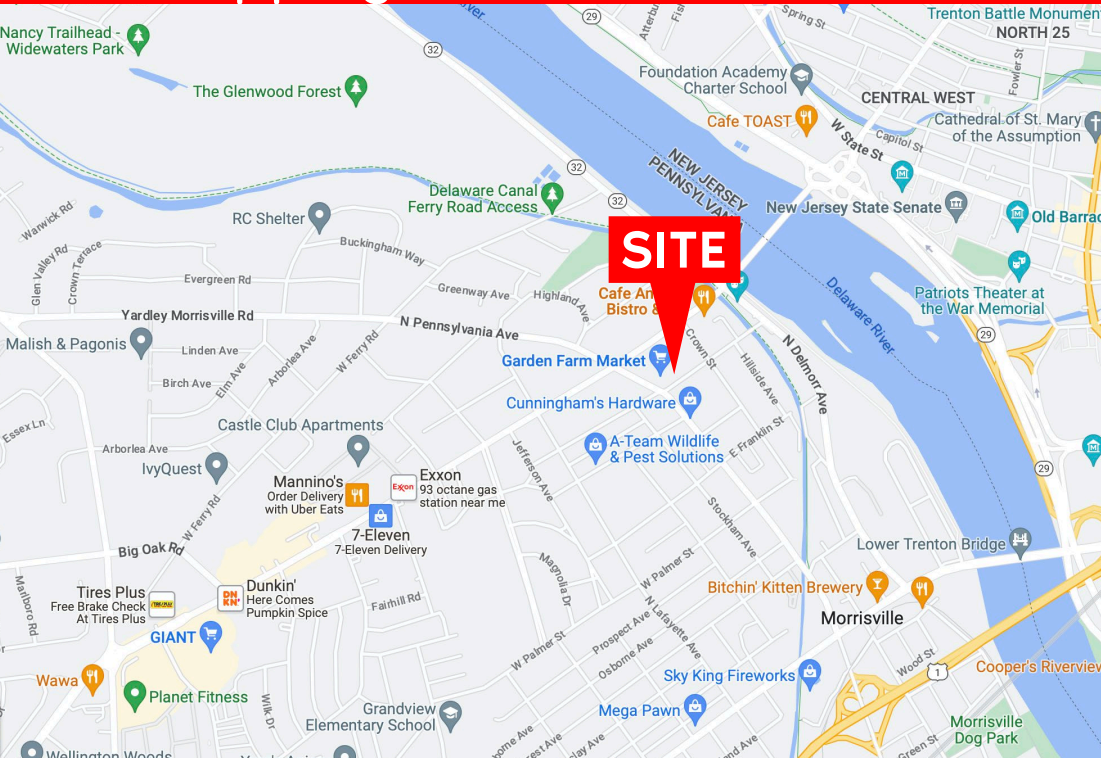
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	15,093	149,633	263,630
TOTAL EMPLOYEES	15,614	62,133	101,566
AVERAGE HHI	\$108,553	\$101,771	\$115,809
TOTAL HOUSEHOLDS	6,409	53,140	97,165

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	AVAILABLE	4,433
5	PARADISE ISLAND RESTAURANT & GRILL	750	11	DESIGN FOR VISION	276	19A	AVAILABLE	6,509
6	RR VAPES	1,000	12	DESIGN FOR VISION	1,700	21	DOLLAR TREE	15,000
7	SARAH ELIZABETH SALON, LLC	1,000	13	THE SANCTUARY SALON	1,000	22	GARDEN FARM MARKET	20,865

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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

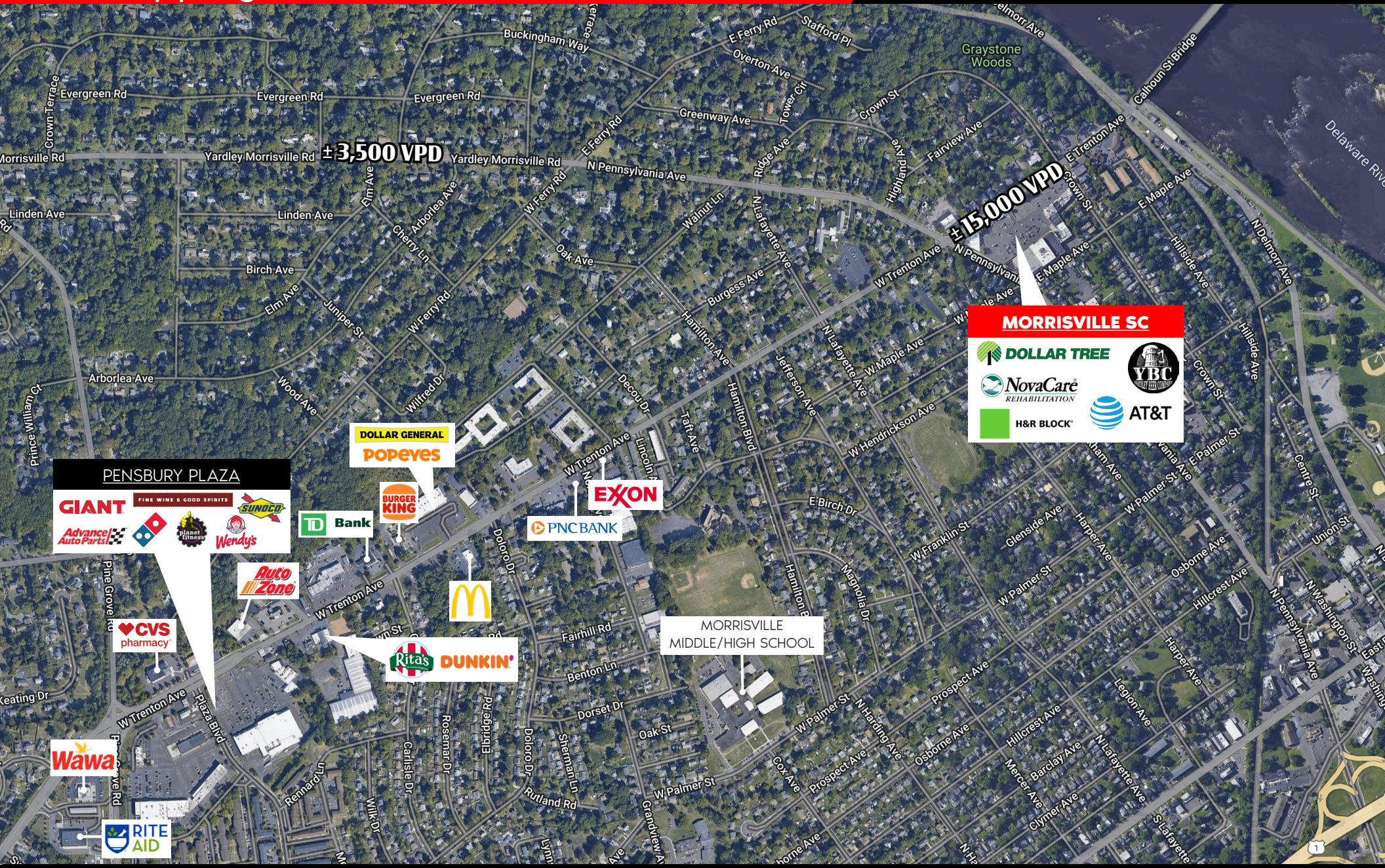
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±3,500 VPD

±15,000 VPD

MORRISVILLE SC

- DOLLAR TREE
- NovaCare REHABILITATION
- H&R BLOCK
- YBC GREAT FEEL GOOD
- AT&T

PENSURRY PLAZA

- GIANT
- Advance Auto Parts
- FINE WINE & GOOD SPIRITS
- SUNOCO
- 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

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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