

CLOCKTOWER MARKETPLACE

MORGANTOWN, PA • 19543

Wawa

TurkeyHill

DOLLAR GENERAL

BB'S
GROCERY OUTLET

±15,000 VPD

±2.75-44.45 AC

FOR LEASE



BILL HESS | GREG WHEDBEE

FOR LEASE INFORMATION: 610.321.1111 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Clocktower Marketplace, located in Morgantown, Pennsylvania, is a prominent retail and commercial hub designed to serve the local community while attracting visitors from surrounding areas. Clocktower Marketplace hosts a variety of retail tenants, from essential services to specialty stores. Positioned in Morgantown, PA, Clocktower Marketplace enjoys a strategic location that serves both local residents and commuters traveling along nearby highways. Its proximity to other businesses and residential areas enhances its appeal as a convenient shopping destination.

DEMOGRAPHICS



POPULATION
 5 MILE- 19,871
 7 MILE- 37,856
 10 MILE- 98,264



EMPLOYEES
 5 MILE- 6,953
 7 MILE- 9,511
 10 MILE- 22,502



AVERAGE HHI
 5 MILE- \$129,938
 7 MILE- \$126,853
 10 MILE- \$130,760



HOUSEHOLDS
 5 MILE- 7,119
 7 MILE- 13,550
 10 MILE- 36,483

1 209 MORVIEW DR

±44.45 ACRES

COMMERCIAL ZONING

PARCEL #: 050-99076-0-0000

2 2847 MAIN STREET

±3.7 ACRES

COMMERCIAL ZONING

PARCEL #: 050-54694-0-0000

3 2861 MAIN STREET

±2.75 ACRES

COMMERCIAL ZONING

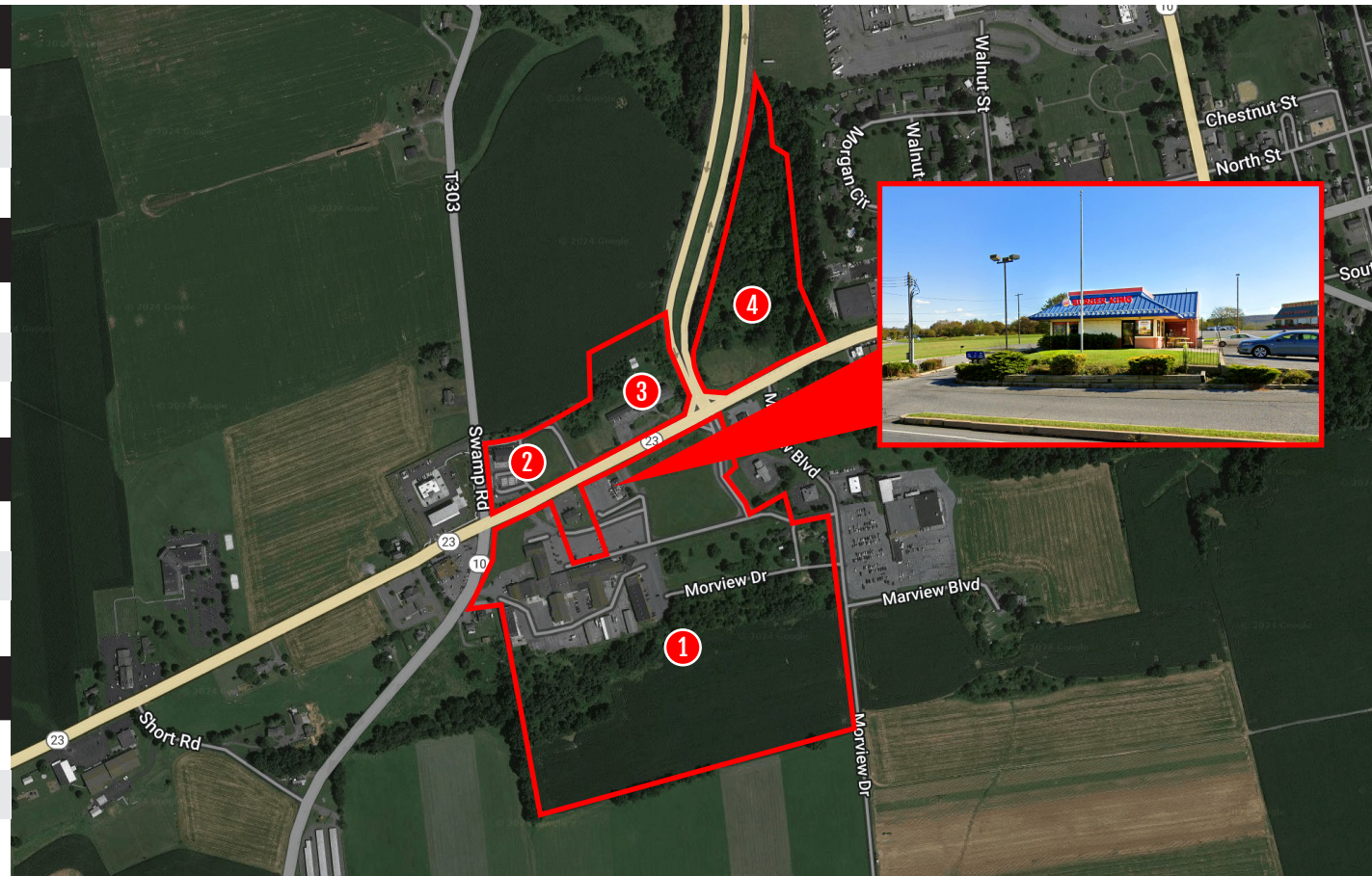
PARCEL #: 35-5310-04-74-3246

4 2903 MAIN STREET

±6.99 ACRES

COMMERCIAL ZONING

PARCEL #: 35-5310-16-74-7881



MARKET OVERVIEW



Bennett Williams

COMMERCIAL REAL ESTATE

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:



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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.

