

# 400 W 2<sup>ND</sup> STREET

BERWICK, PA • 18603



±11,196 SF AVAILABLE  
**FOR LEASE**



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE  
FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**  
COMMERCIAL BROKERAGE. *Redefined.*

## DEMOGRAPHICS

### 3 MILE

### 5 MILE

### 7 MILE

POPULATION

17,560

22,502

28,076

TOTAL EMPLOYEES

6,602

7,852

9,705

AVERAGE HHI

\$74,380

\$78,006

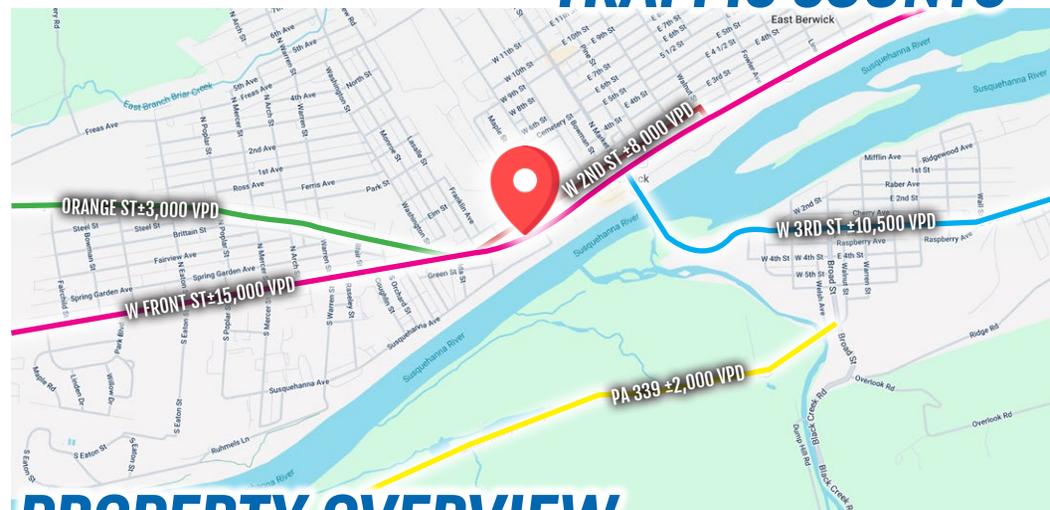
\$81,466

TOTAL HOUSEHOLDS

7,574

9,676

12,056



## PROPERTY OVERVIEW

Available for lease is a former Rite Aid retail building located at a signalized intersection in the heart of Berwick, Columbia County, PA. This freestanding property sits on a 1.22-acre parcel and offers strong visibility, easy access, and excellent potential for a variety of retail, medical, or service uses. The site includes ample surface parking and existing infrastructure suited for tenant buildout. Nearby retailers include Dunkin, Burger King, Weis Markets, and Domino's.

**NEW DEVELOPMENT 14 MIN FROM SITE**

# Amazon plans to invest \$20 billion in Pennsylvania to expand cloud computing infrastructure and advance AI innovation

Planned investment will establish multiple innovation campuses, create 1,250 jobs, and support new workforce development training programs and local community projects.



Written by Amazon Staff

June 09, 2025

7 min read

## Key takeaways

- Amazon plans to invest at least \$20 billion in Pennsylvania to expand its data center infrastructure for AI and cloud computing, creating 1,250 new high-skilled jobs and supporting thousands more in the AWS data center supply chain.
- Since 2010, Amazon has invested \$26 billion in Pennsylvania, contributing more than \$26 billion to the Commonwealth's GDP and supporting 27,000 full and part-time jobs, as well as 37,100 indirect jobs across various facilities.
- Amazon will bring training and education programs, including data center technician programs, fiber optic fusion splicing workshops, and STEM awareness and learning opportunities for K-12 schools, to local communities.
- Amazon is launching the Amazon Northeastern Pennsylvania Community Fund with a \$250,000 commitment for grants up to \$10,000 supporting STEM education, sustainability and environment, digital skills, culture and heritage, health and well-being.

[aboutamazon.com](https://aboutamazon.com)

## Amazon Web Service's \$650M Sustainable Storage Hub in Pennsylvania



(Credit: Pexels)

Posted Monday, March 11, 2024 8:00 am  
[environmentenergyleader.com](https://environmentenergyleader.com)

## AWS granted 1,600-acre rezoning request, plans 15-building campus at Pennsylvania nuclear site

Company going big at nuclear site acquired from Talen

May 30, 2024 By: Dan Swinhoe [Have your say](#)  
[datacenterdynamics.com](https://datacenterdynamics.com)

# 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.

