

400 W 2ND 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



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

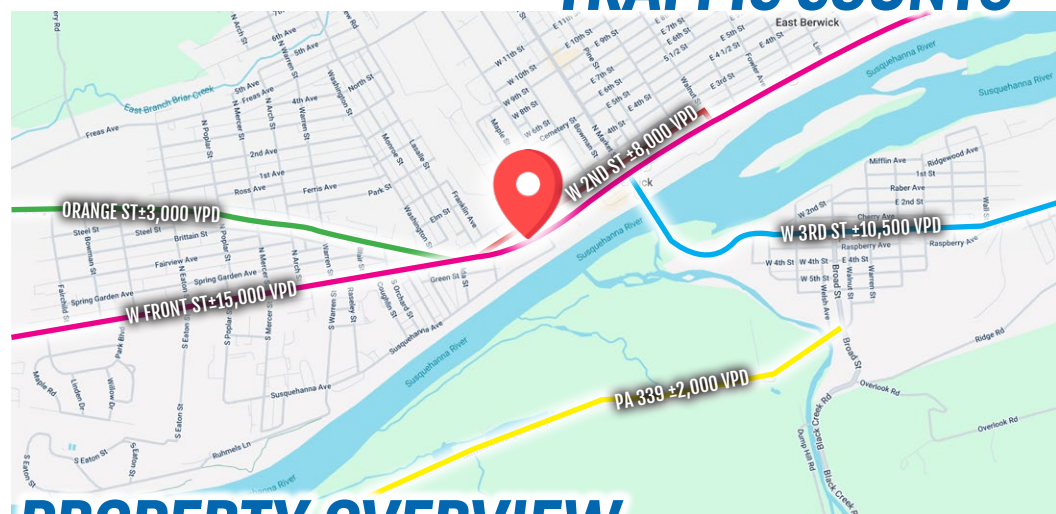
7,574

9,676

12,056



TRAFFIC COUNTS



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.



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

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

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



(Credit: Pexels)

Posted Monday, March 11, 2024 8:00 am
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



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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:



ADAM HAGERMAN

ahagerman@bennettwilliams.com



CALE BRUSO

cbruso@bennettwilliams.com



BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com



CHAD STINE

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

