

FOR LEASE: FREESTANDING BUILDING ON 1.57 ACRES

3145 Main St, Morgantown, Berks County, PA 19543

EQUITY CRE



PROPERTY FEATURES & DETAILS

- 11,180 SF Available
- Gateway to Lancaster County & regional tourism
- High-quality masonry construction
- Large 1.57 AC lot with abundant parking
- Drive-thru permitted
- Signalized hard-corner with excellent visibility and access
- Easy ingress/egress
- Potential for multiple uses



CONTACT

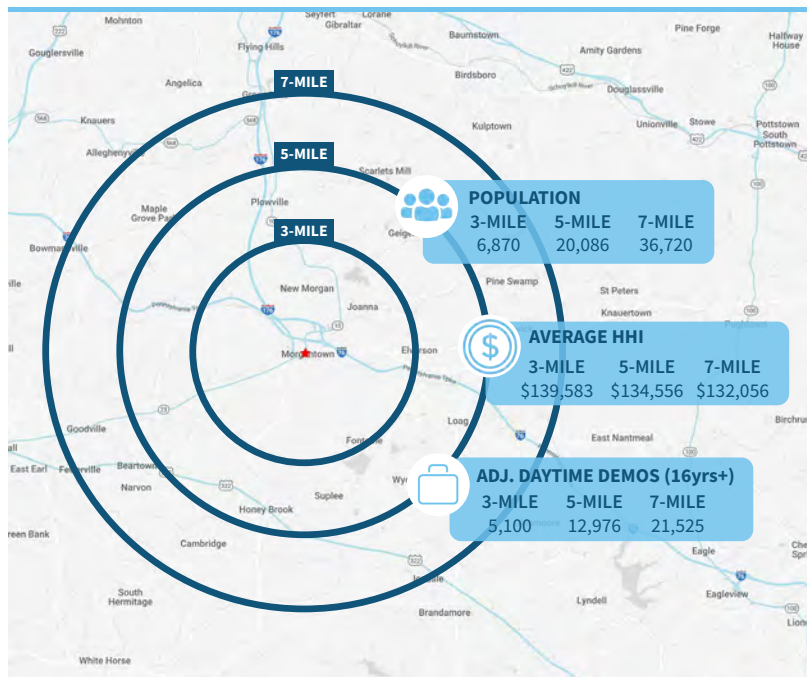
KEITH SEYMOUR

kseymour@equitycre.com

DIRECT 484.417.2249

FOR LEASE: FREESTANDING BUILDING ON 1.57 ACRES

3145 Main St, Morgantown, Berks County, PA 19543

EQUITY CRE**Demographic Overview (3, 5, 7-mile radius)****Property Overview**

ADDRESS	3145 Main Street, Morgantown, PA 19543
MUNICIPALITY	Caernarvon Township, Berks County
TOTAL BUILDING AREA	11,180 SF (86' x 130')
LOT SIZE	1.57 Acres
YEAR BUILT	2008
APN	35531016945988
BUILDING TENANCY	Single Tenant
PARKING	59 Surface Spaces
PARKING RATIO	5.28/1,000 SF
TRAFFIC COUNTS	15,527 ADT - W Main St 9,854 ADT - Morgantown Rd

The right space. The right move.

Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity CRE is licensed in PA, NJ, & DE. Keith Seymour is a licensed salespersons in PA, NJ & DE.

09/25

FOR LEASE: FREESTANDING BUILDING ON 1.57 ACRES

3145 Main St, Morgantown, Berks County, PA 19543

EQUITY CRE



MARKET AERIAL

3145 Main St, Morgantown | Berks County, PA

Twin Valley Middle School
& High School
2,000 Students

Classic Auto Mall

HOLLYWOOD
Casino
MORGANTOWN



Wawa

TURKEY HILL

SITE

FINE WINE &
GOOD SPIRITS

BB Grocery
Outlet

Morgantown
Business Park

Morgantown Crossings

Walmart SUPERCENTER	LOWE'S	verizon	Starbucks	SONIC
MAV'S DISCOUNT TIRE	TRUIST	T-Mobile	Arby's	TACO BELL
AutoZone	five BELOW	Wendy's	Domino's	DUNKIN'
snap fitness 24/7	POPEYES LOUISIANA KITCHEN			

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai 09/23