

**FOR SALE OR LEASE:  
FREESTANDING BUILDING ON 1.57 ACRES**

3145 Main St, Morgantown, Berks County, PA 19543

EQUITY CRE



 **PROPERTY FEATURES & DETAILS**

- 11,180 SF Available For Sale or Lease
- 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**

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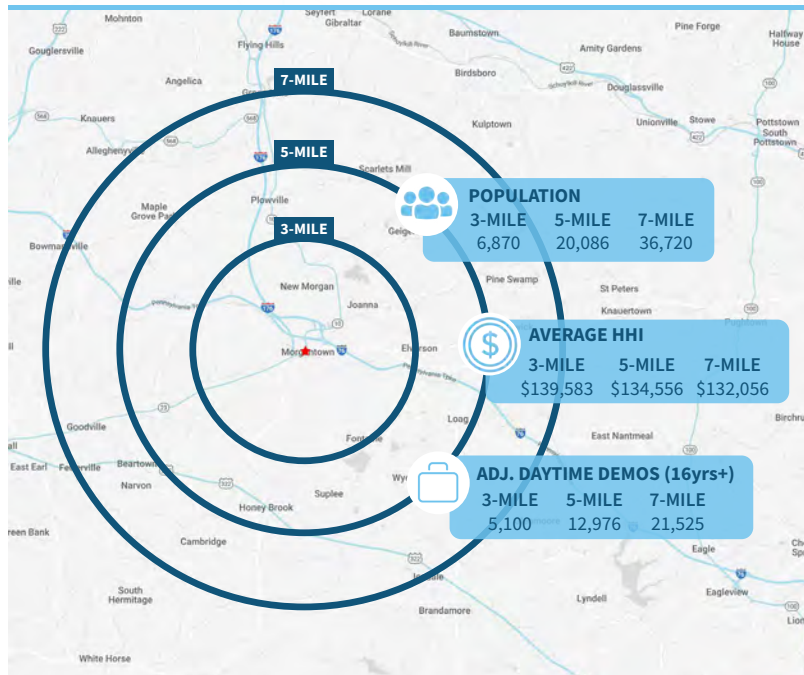
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## Demographic Overview (3, 5, 7-mile radius)



## Property Overview

|                     |                                                     |
|---------------------|-----------------------------------------------------|
| ADDRESS             | 3145 Main Street,<br>Morgantown, PA 19543           |
| MUNICIPALITY        | Caernarvon Township,<br>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<br>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.

07/26 Keith Seymour is a licensed salespersons in PA, NJ & DE.

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

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