

# MORRISVILLE SQUARE

332 West Trenton Ave | Morrisville, PA 19067

## FOR LEASE

± 1,500 – 6,500 SF AVAILABLE

Façade Renovation Underway



## PROPERTY FEATURES

- ±1,500 – 6,500 SF SPACE AVAILABLE FOR LEASE
- Façade Renovation Underway
- Join Dollar General, Burger King, Popeye's Chicken, TD Bank, Metro PCS & more.
- Conveniently located along West Trenton Avenue just over the toll-free bridge from Trenton, New Jersey
- Easy access to I-95, Route 1 & Route 295
- Located across from a new McDonald's
- Surrounding retailers include Dunkin', McDonald's, Giant, Planet Fitness, CVS, Rite Aid, Advance Auto Parts, Wawa, Wendy's & more.

### DEMOGRAPHICS

#### 1 MILE

#### 3 MILE

#### 5 MILE

#### POPULATION

11,874

113,633

247,491

#### AVERAGE HHI

\$84,585

\$76,516

\$77,841

#### TOTAL EMPLOYEES

2,347

96,501

158,240

#### TOTAL BUSINESSES

332

4,457

8,853

FOR MORE INFORMATION:

**RYAN W. TURNER**

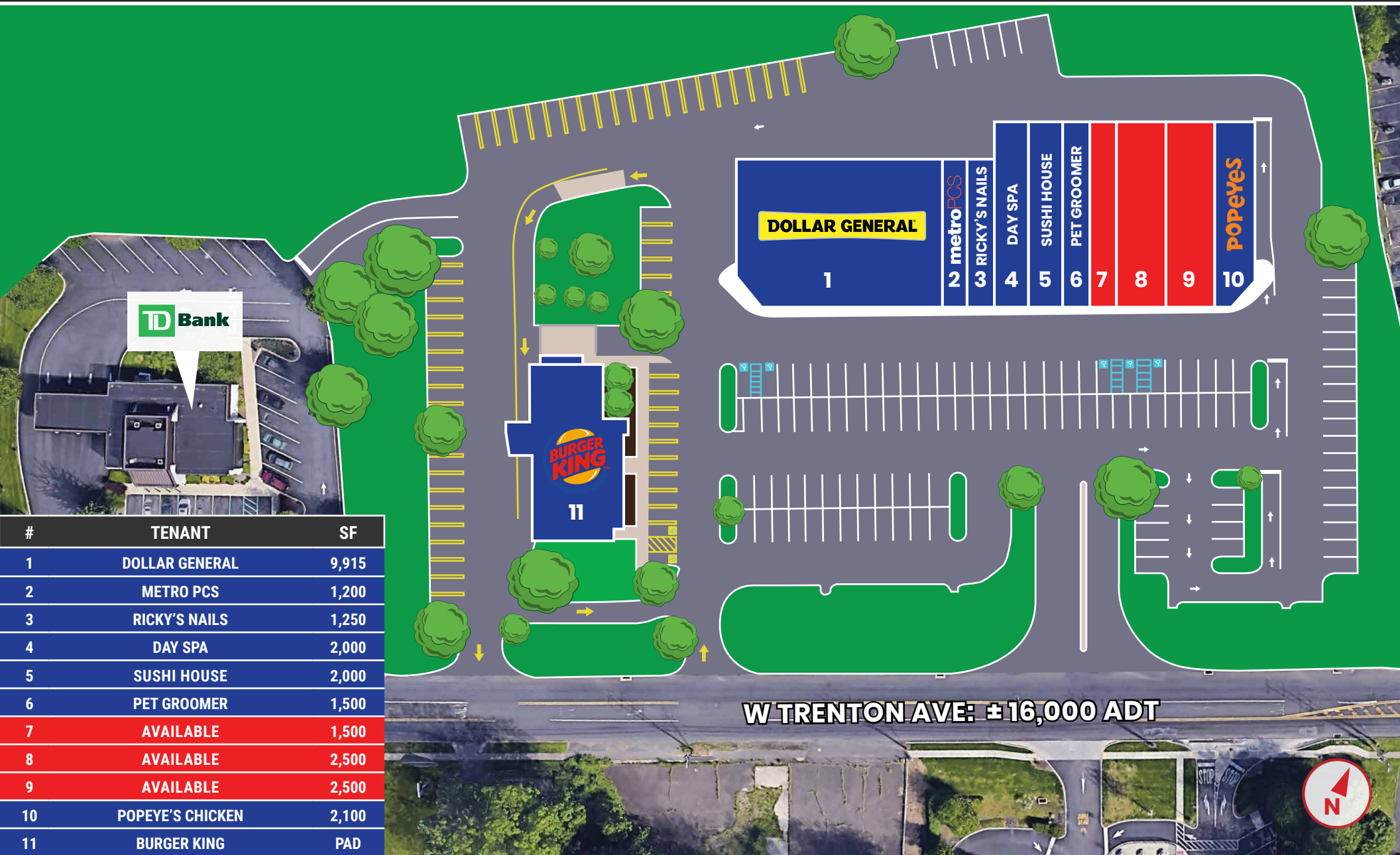
Phone: 856.439.9200

Email: [turner@ic-re.com](mailto:turner@ic-re.com)

**INTERSTATE**  
COMMERCIAL

Interstate Commercial  
14000 Horizon Way, Suite 100  
Mount Laurel, NJ 08054  
[www.icre.net](http://www.icre.net)

# MORRISVILLE SQUARE SITE PLAN: 332 WEST TRENTON AVENUE | MORRISVILLE, PA 19067



#	TENANT	SF
1	DOLLAR GENERAL	9,915
2	METRO PCS	1,200
3	RICKY'S NAILS	1,250
4	DAY SPA	2,000
5	SUSHI HOUSE	2,000
6	PET GROOMER	1,500
7	AVAILABLE	1,500
8	AVAILABLE	2,500
9	AVAILABLE	2,500
10	POPEYE'S CHICKEN	2,100
11	BURGER KING	PAD

W TRENTON AVE: ±16,000 ADT



**Interstate Commercial**  
 14000 Horizon Way, Suite 100  
 Mount Laurel, NJ 08054  
[www.icre.net](http://www.icre.net)

**RYAN W. TURNER**

Phone: 856.439.9200

Email: [turner@ic-re.com](mailto:turner@ic-re.com)

# MORRISVILLE RETAIL MARKET AERIAL: 332 WEST TRENTON AVENUE | MORRISVILLE, PA 19067



**INTERSTATE**  
COMMERCIAL

Interstate Commercial  
1400 Horizon Way, Suite 100  
Mount Laurel, NJ 08054  
[www.icre.net](http://www.icre.net)

**RYAN W. TURNER**  
Phone: 856.439.9200  
Email: [turner@ic-re.com](mailto:turner@ic-re.com)