

120 N READING ROAD

EPHRATA, PA • 17522



FOR LEASE

±2,543 SF • FORMER  **ISAAC'S**
2nd Generation Restaurant Available

Excellent Restaurant Opportunity at Cloister Shopping Center

A prime opportunity is now available to lease a second-generation restaurant space at Cloister Shopping Center. After many successful years, Isaac's is closing this location, creating a rare chance for a new operator to step in.

- 2,543 SF former restaurant space
- Highly visible location at the signalized intersection of North Reading Road (35,242 VPD) and Martin Avenue
- Strong co-tenancy and established shopping center presence



| DEMOGRAPHICS | 5 MILE | 7 MILE | 10 MILE |
|--------------|-----------|-----------|-----------|
| POPULATION | 58,510 | 99,507 | 185,506 |
| EMPLOYEES | 20,898 | 31,902 | 66,308 |
| AVERAGE HHI | \$107,051 | \$113,631 | \$126,290 |
| HOUSEHOLDS | 22,367 | 37,982 | 69,822 |

INTERIOR PHOTOS



MARKET OVERVIEW



CLOISTER SC
FAMILY DOLLAR **PET SUPPLIES PLUS**
SUBWAY **Quest Diagnostics**
Fulton Bank
Drayer **The UPS Store** **McDonald's**

EPHRATA PLAZA
DOLLAR TREE
weis
Staples **planet fitness**

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

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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.

