

For Lease

±5,000 - 20,479 SF



E Main Street & Pleasant Valley Road

Ephrata, PA 17522

Ephrata Crossing, is an 83,488 square-foot, new construction retail shopping center centrally located in Ephrata, Pennsylvania, situated at the signalized intersection of East Main Street (22,000 VPD) and Pleasant Valley Road. The shopping center features numerous retail strip centers with high traffic national tenants including Chipotle, Jersey Mike's, Aspen Dental, AT&T, Dunkin', and Panera Bread. Numerous pad and retail space options remain ranging from 5,000 to 20,479 SF.



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

EPHRATA CROSSING

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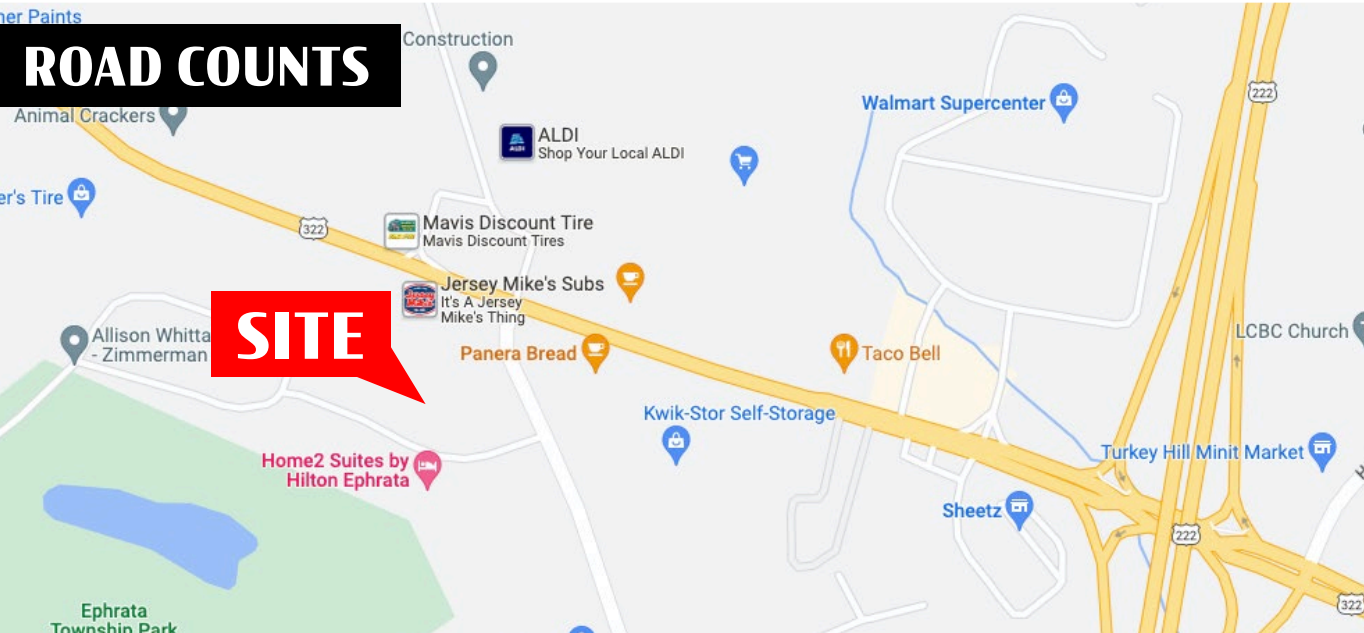
Location

Ephrata Crossing is strategically positioned with significant frontage in the market's primary retail corridor along East Main Street. The center benefits from the high-volume traffic flow of East Main Street, which is one of the area's heaviest traveled roadways. East Main Street acts as a focal point for retail, with a trade area that extends more than 10 miles, attracting a vast customer base. With high concentration of traffic driven by anchor tenants located in the surrounding retail centers, the center pulls from not just the immediate trade area but surrounding market points as well.



Trade Area

Adding to the stability of the project, Ephrata Crossing shows a 20-minute drive time demographic of over 348,378 people with household incomes of more than \$77,635 and daytime employment demographics equally as strong with 208,717. The demographics within a 10-mile radius include 181,859 people in 67,861 homes, a labor force of 96,718 with an average household income of \$82,057. The area's growth since 2000 has increased over 15.2% with 10,377 new homes.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	28,988	54,186	97,740
TOTAL EMPLOYEES	11,744	21,368	43,777
AVERAGE HHI	\$80,036	\$84,862	\$87,361
TOTAL HOUSEHOLDS	11,210	20,311	36,113

TRAFFIC COUNTS:
E. Main St ± 22,000 VPD | US 222 ± 44,000 VPD

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SITE PLAN



TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
12	AVAILABLE	20,479
21	Home 2 Suites	-
28-100	Dunkin'	1,000
28-200	Popeye's	2,400
28-300	AVAILABLE	5,000
31-100	Texas Roadhouse	7,926
31-200	AVAILABLE	6,266
31-300	AVAILABLE	6,000
807-100	Aspen Dental	4,000
807-200	Hotworx Studio	2,223
807-300	Jersey Mike's	1,612
823-100	Chipotle	2,460
823-200	H&R Block	1,500
839-100	Panera	2,748
839-200	Noodles and Company	2,100
839-300	Super Cuts	1,232
839-400	Mattress Firm	3,482
839-500	At&T	2,626



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MARKET AERIAL



Cloister Shopping Center

FAMILY DOLLAR
my family, my family dollar.

PET SUPPLIES PLUS
GREAT PRICES. NO BEGGING.

McDonald's

WELLSPAN
HEALTH

CVS
pharmacy

BURGER
KING

REDNER'S

Ephrata Plaza

weis

Staples

DOLLAR TREE

BIG LOTS!

planet fitness

Mister
CAR WASH

KFC

DQ

PAPA JOHN'S
Better Ingredients. Better Pizza.

Ritas

Ephrata Marketplace

GIANT

GameStop

Starbucks

McDonald's

tropical SMOOTHIE CAFE

Great Clips

FIVE GUYS
BURGERS and FRIES

verizon

AutoZone

Wawa

Applebee's
GRILL + BAR

Hampton Inn

Wendy's

DUNKIN'

TOMMY'S EXPRESS
CAR WASH

MAVIS DISCOUNT
TIRE

ALDI

Walmart

TACO BELL

Arby's

TURKEY HILL

EPHRATA CROSSING

HOME 2
SUITES BY HILTON

CHIPOTLE
MEXICAN GRILL

POPEYES

Panera
BREAD

noodles
& COMPANY

Jersey Mike's
SUBS

DUNKIN'

AspenDental

SUPERCUTS

TEXAS

goodwill



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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