





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.





EPHRATA CROSSING E Main Street & Pleasant Valley Road | Ephrata, PA 17522



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



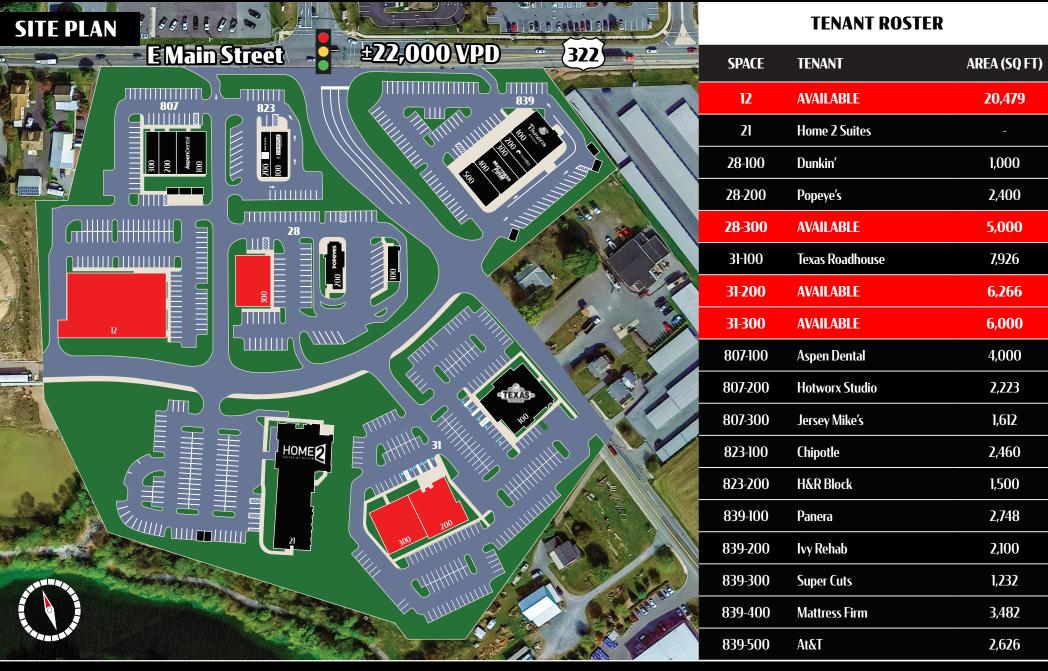




EPHRATA CROSSING

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LANDLORD REPRESENTATION

TENANT REPRESENTATION INVESTMENT SALES PROPERTY MANAGEMENT



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.



