

±5,000 – 20,479 SF

# EPHRATA CROSSING

*For Lease*



## 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](http://www.bennettwilliams.com)



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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.

28-300: 5,000 SF AVAILABLE



## 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	Ivy Rehab	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



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 17701

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### Adam Hagerman

AHagerman@bennettwilliams.com



### Cale Bruso

CBruso@bennettwilliams.com



### Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



### Chad Stine

CStine@bennettwilliams.com

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.

