

For Lease

±2,100 - 30,000 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 1,200 to 35,000 SF.



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at 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.



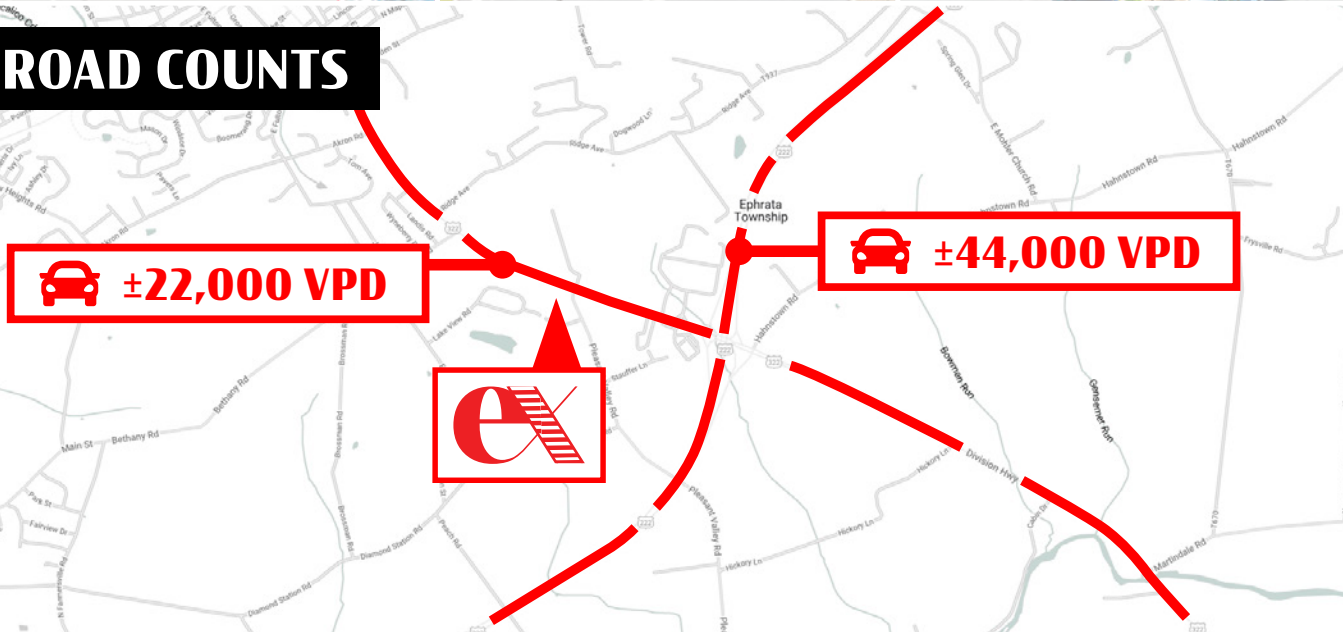
Trade Area

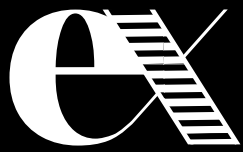
Adding to the stability of the project, Ephrata Crossing shows a 20-minute drive time demographic of over 348,378 people with household incomes of more than \$77,635 and daytime employment demographics equally as strong with 208,717. The demographics within a 10-mile radius include 181,859 people in 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

ROAD COUNTS





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SITE PLAN

E Main Street

±22,000 VPD



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	AVAILABLE	-
31-200	AVAILABLE	-
31-300	AVAILABLE	2,200
31-400	AVAILABLE	30,000
807-100	Aspen Dental	4,000
807-200	AVAILABLE	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	AVAILABLE	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.

REDNER'S

Ephrata Plaza

weis **Staples**

DOLLAR TREE **BIG LOTS!** **Planet Fitness**

PAPA JOHN'S
Better Ingredients. Better Pizza.

Ephrata Marketplace

GIANT **GameStop** **Starbucks** **McDonald's** **tropical SMOOTHIE CAFE**

Great Clips **FIVE GUYS** **verizon**

EPHRATA CROSSING

HOME 2 **CHIPOTLE** **POPEYES**

DUNKIN' **Panera BREAD**

Jersey Mike's SUBS **AspenDental** **SUPERCUTS**



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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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