

# 884 E. Main Street

Ephrata, PA | 17522

*For Lease*

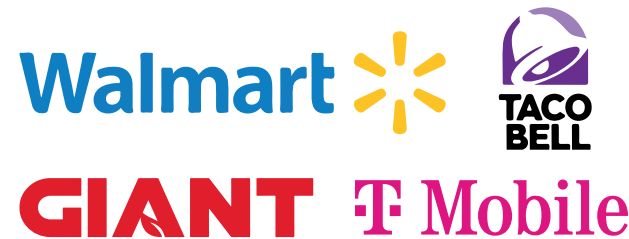


## Property Overview

Great opportunity to lease 1,247 SF on the pad site of a Walmart Supercenter. Located just off Rt. 222, the Walmart is a dominant shopping hub for the Ephrata and surrounding markets pulling from a distance of over 15 minutes away. Space has great visibility from Rt. 322 (E. Main Street) and is adjacent to a new Taco Bell, Sheetz, and Giant Anchored Shopping Center.

*Available*  
**±1,247 SF**

## Surrounding Retailers



**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)



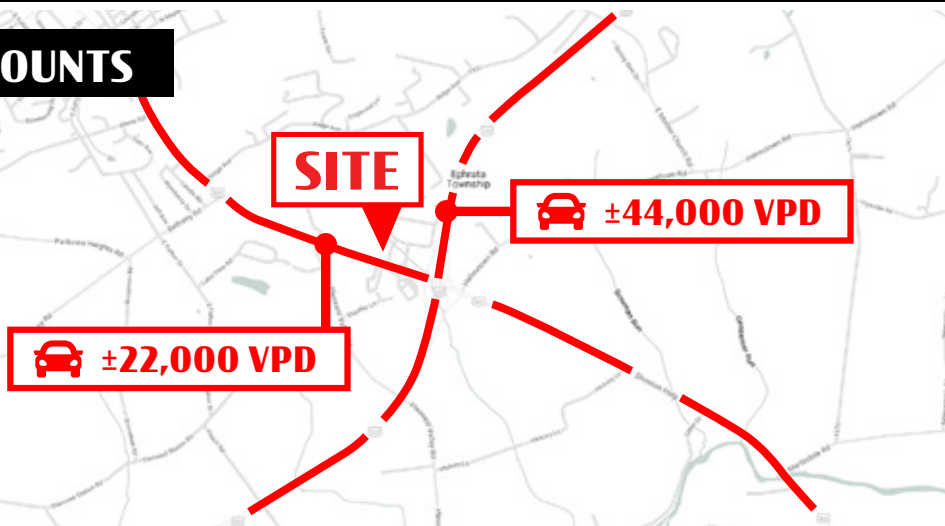
COMMERCIAL BROKERAGE. *Redefined.*

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## ROAD COUNTS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	2,000	27,902	53,891
TOTAL EMPLOYEES	1,295	11,555	21,524
AVERAGE HHI	\$92,756	\$79,854	\$84,681
TOTAL HOUSEHOLDS	722	10,774	20,175



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ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

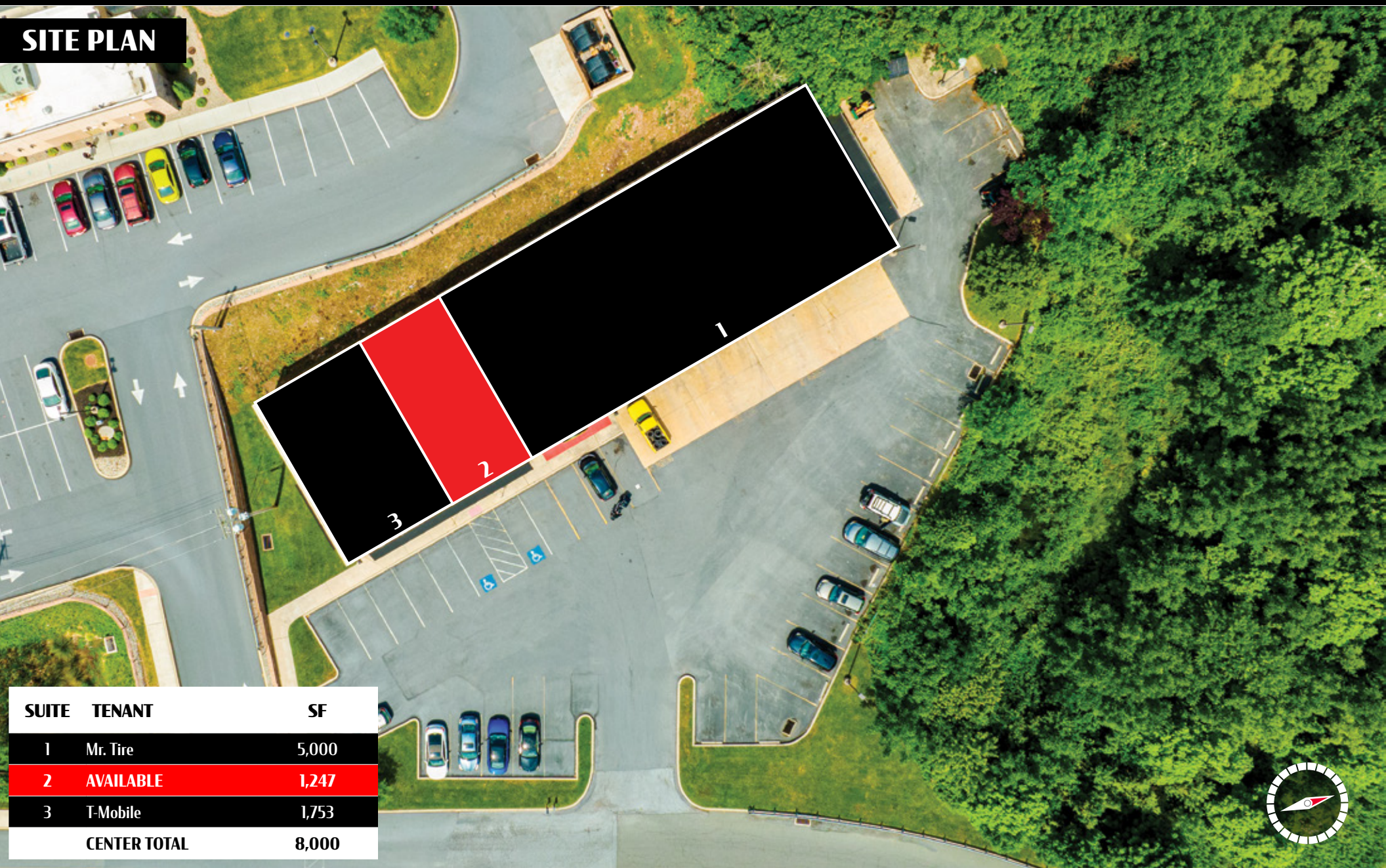
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## SITE PLAN



SUITE	TENANT	SF
1	Mr. Tire	5,000
2	AVAILABLE	1,247
3	T-Mobile	1,753
CENTER TOTAL		8,000



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## MARKET AERIAL



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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.

## INVESTMENT ADVISORS:

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## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### NEW JERSEY OFFICE:

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Mt. Laurel, NJ 08054

### CONTACT US

717.843.5555  
www.bennettwilliams.com

