

For Lease

# SHARP PLAZA

± 1,040 SF

1774 West Main Street | Ephrata, PA 17522



Sharp Plaza is a 46,368 square-foot anchored retail shopping center centrally located in Ephrata, Pennsylvania, situated along West Main Street with 2 points of access, one of which is signalized along West Main Street. Sharp Shopper anchors the center with co tenants that include Wellspan, Subway, and China Moon.



Abe Khan | 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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## Location

Sharp Plaza is strategically positioned with significant frontage along the market's primary retail corridor along West Main Street (Route 322). The center benefits from the high-volume traffic flow of West Main Street, which is one of the main thoroughfares in the Ephrata market. West 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, Sharp Plaza shows a 15-minute drive time demographic of over 129,454 people with household incomes of more than \$85,578 and daytime employment demographics equally as strong with 60,143. The demographics within a 10-mile radius include 174,461 people in 65,226 homes, a labor force of 137,353 with an average household income of \$91,268. The areas growth since 2000 has increased over 16.6% with over 10,883 new homes.



## Available Space



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	24,840	58,608	97,953
TOTAL EMPLOYEES	10,932	19,396	32,283
AVERAGE HHI	\$76,190	\$83,845	\$89,814
TOTAL HOUSEHOLDS	9,756	22,048	36,717

TRAFFIC COUNTS: **West Main Street** - ±15,000 VPD



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## SITE PLAN



SUITE	TENANT	SF
1	Sharp Shopper	31,168
2	Family Dentistry of Ephrata	2,800
3	China Moon	1,280
4	<b>AVAILABLE</b>	<b>1,040</b>
5	Daisy Nails	2,400
6	Subway	1,680
7	Wellspan	6,000
8	Jonestown Bank & Trust	3,018
9	Everence Credit Union	4,844
10	Turkey Hill	7,680
11-15	Lehman Insurance	11,683
16	<b>AVAILABLE PAD SITE</b>	-
17	Sharp Shopper Corporate	5,709



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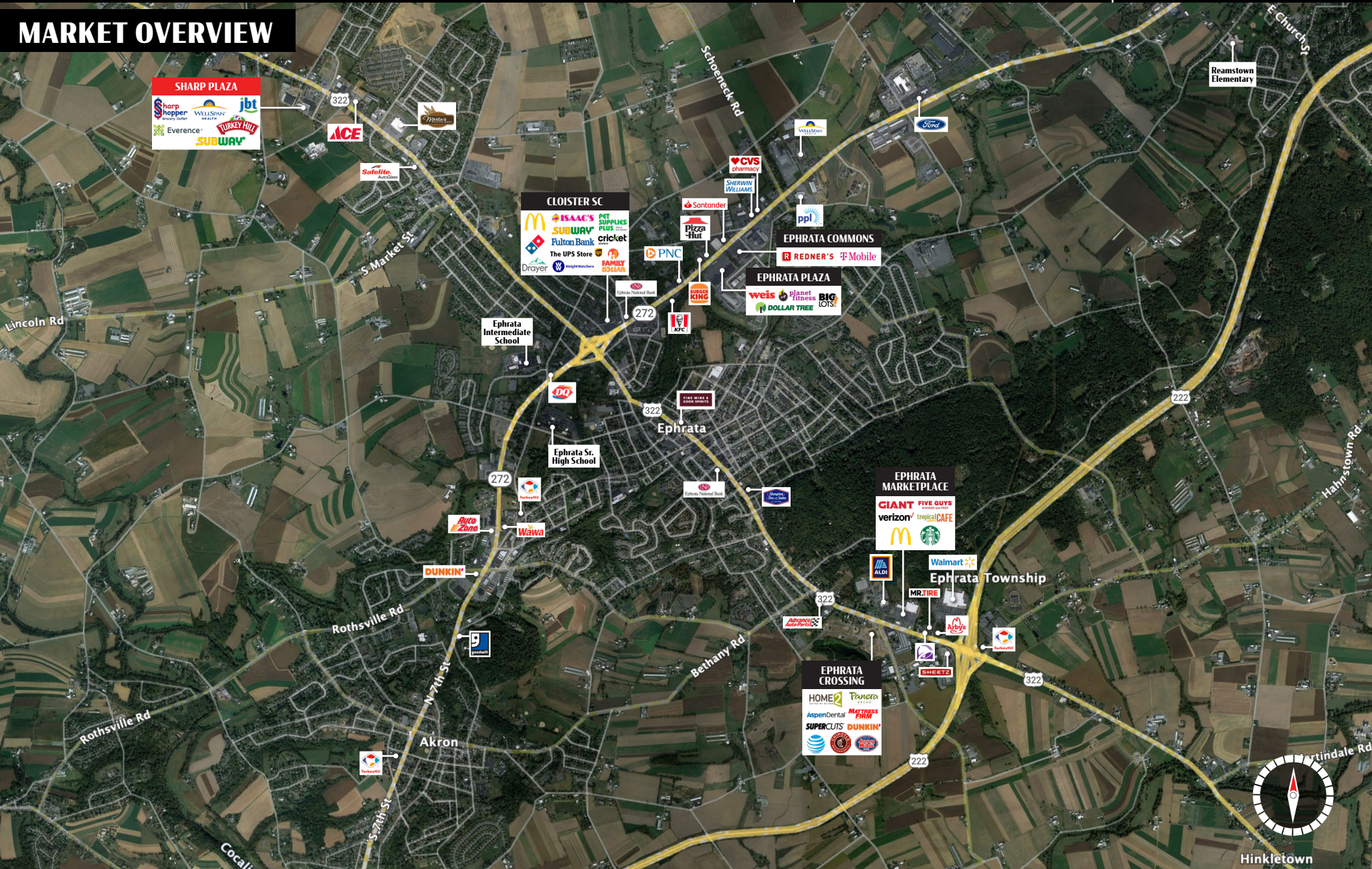
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## MARKET OVERVIEW



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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.

## LISTING AGENT(S):

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