SHARP PLAZA

1774 West Main Street | Ephrata, PA 17522





PROPERTY OVERVIEW

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 Everence, Subway, and China Moon.

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.



Adding to the stability of the project, Sharp Plaza shows a 15-minute drive time demographic of over 58,287 people with household incomes of more than \$106,860 and daytime employment demographics equally as strong with 20,677. The demographics within a 10-mile radius include 180,002 people in 68,028 homes, a labor force of 60,626 with an average household income of \$125,587. The areas growth since 2000 has increased over 16.6% with over 10,883 new homes.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	55,783	94,137	180,002
EMPLOYEES	18,194	31,541	60,626
AVERAGE HHI	\$106,417	\$115,531	\$125,587
HOUSEHOLDS	21,557	36,326	68,028

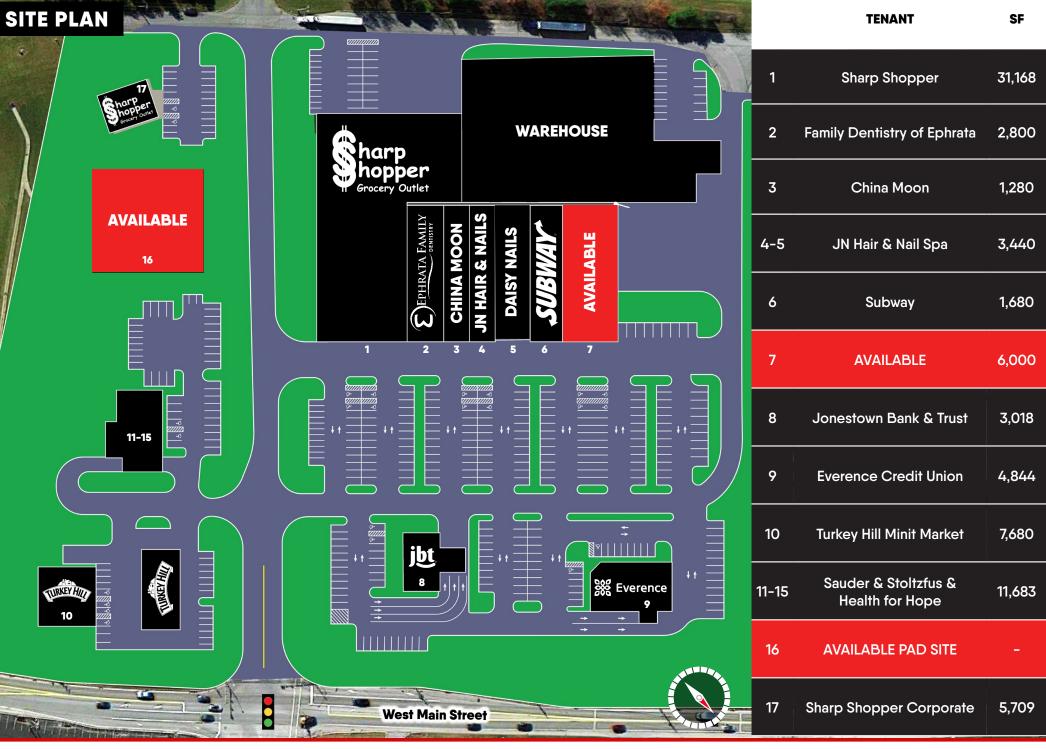
























OUR LOCATIONS:

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EXTON OFFICE:

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WEST CHESTER OFFICE:

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LANCASTER OFFICE:

150 Farmington Lane, Suite 201 Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205 State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Abe Khan abe@bennettwilliams.com



Francesco Conigliaro

fconigliaro@bennettwilliams.com



Tyler Gettel

tgettel@bennettwilliams.com



Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



Chad Stine

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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