

# SHARP PLAZA

1774 West Main Street | Ephrata, PA 17522



±6,000 SF + PAD STIE  
**FOR LEASE**



# 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.

## TRADE AREA

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



## Available Space



SITE PLAN



	TENANT	SF
1	Sharp Shopper	31,168
2	Family Dentistry of Ephrata	2,800
3	China Moon	1,280
4-5	JN Hair & Nail Spa	3,440
6	Subway	1,680
7	AVAILABLE	6,000
8	Jonestown Bank & Trust	3,018
9	Everence Credit Union	4,844
10	Turkey Hill Minit Market	7,680
11-15	Sauder & Stoltzfus & Health for Hope	11,683
16	AVAILABLE PAD SITE	-
17	Sharp Shopper Corporate	5,709



# MARKET OVERVIEW





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

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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.

