

# WILDFLOWER COMMONS

1759 West Main Street | Ephrata, PA 17522

±1,365 - 31,000 SF  
**AVAILABLE**

*For Lease*



## FEATURED TENANTS:



## PROJECT

**Wildflower Commons** is a 62,000 square-foot, new construction retail shopping center located on the West side of the Ephrata, Pennsylvania market. The center is situated at a signalized intersection along West Main Street (±12,000 VPD) directly across from Sharp Shopper. The shopping center features a brand new 15,500 SF Lancaster General Health facility, Two Cousins Pizza, Bank of Bird In Hand and room for up to 31,000 SF of additional retail or office space.

DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	TOTAL POPULATION	24,565	58,626	97,758
	TOTAL EMPLOYEES	10,894	19,394	32,279
	AVERAGE HHI	\$76,434	\$83,795	\$89,787
	TOTAL HOUSEHOLDS	9,640	22,052	36,639

TRAFFIC COUNTS: **WEST MAIN ST:** ± 12,000 VPD



Francesco Conigliaro | 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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## LOCATION

Wildflower Commons 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, Wildflower Commons shows a 20-minute drive time demographic of over 273,913 people with household incomes of more than \$84,840 and daytime employment demographics equally as strong with 165,898. The demographics within a 10-mile radius include 174,356 people in 65,182 homes, a labor force of 77,296 with an average household income of \$91,229. The area's growth since 2000 has increased over 16.7% with 10,923 new homes.

## MAP LOCATION



## AVAILABLE SPACES



**W MAIN ST**

**±2,000-31,000 SF**  
*Can be Divided*

**1,365 SF**



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## SITE PLAN



SUITE	TENANT	AREA (SQ FT)
A	Two Cousins Pizza	2,790
B	Bank Of Bird In Hand	2,416
Da	Pawsitive Pediatric Dentistry	2,500
<b>Db</b>	<b>AVAILABLE</b>	<b>1,365</b>
Fa	Lancaster General Health	15,500
<b>Fb</b>	<b>AVAILABLE</b>	<b>±2,000-31,000</b>



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## MARKET OVERVIEW



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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 AGENTS:

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**LANCASTER OFFICE:**

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