

WILDFLOWER COMMONS

1759 WEST MAIN STREET | EPHRATA, PA 17522



UP TO 8,246 SF AVAILABLE



Pawssitive
• PEDIATRIC DENTISTRY •

1,365 SF AVAILABLE

Penn Medicine
Lancaster General Health



BANK OF
Bird-in-Hand
a full service community bank

W MAIN ST: ± 15,000 VPD

1,365 - 8,246 SF
FOR LEASE

PROPERTY OVERVIEW

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 (±15,000 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, Pawsitive Pediatrics, and The Learning Experience and room for up to 8,246 SF of additional retail or office space.

LOCATION OVERVIEW

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 OVERVIEW

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.



DEMOGRAPHICS

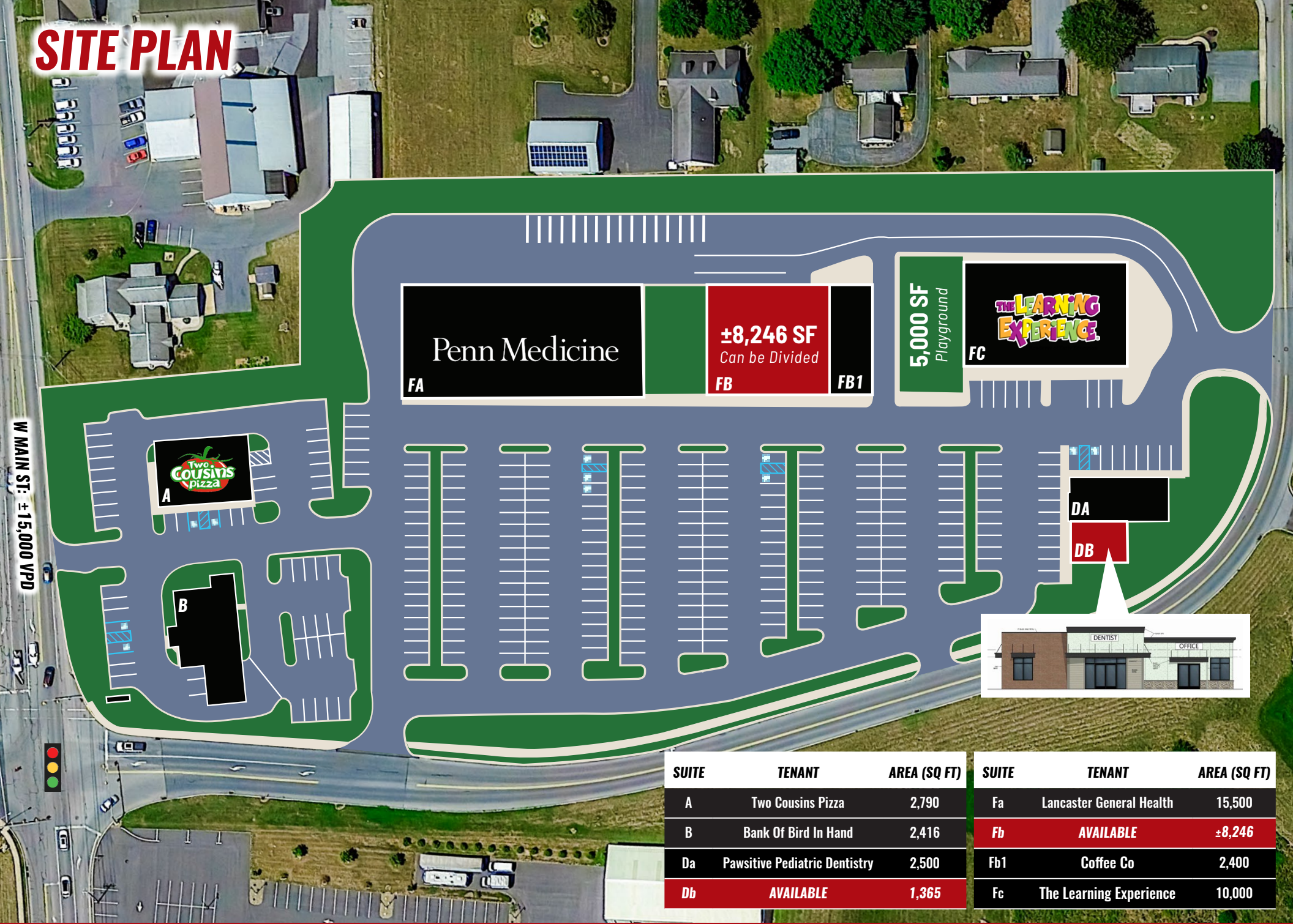
3 MILE

5 MILE

7 MILE

POPULATION	24,094	33,631	40,536
EMPLOYEES	15,043	20,666	22,081
AVERAGE HHI	\$48,282	\$51,277	\$52,145
HOUSEHOLDS	9,404	13,664	16,044

SITE PLAN



W MAIN ST. ± 15,000 VPD

SUITE	TENANT	AREA (SQ FT)	SUITE	TENANT	AREA (SQ FT)
A	Two Cousins Pizza	2,790	Fa	Lancaster General Health	15,500
B	Bank Of Bird In Hand	2,416	Fb	AVAILABLE	±8,246
Da	Pawsitive Pediatric Dentistry	2,500	Fb1	Coffee Co	2,400
Db	AVAILABLE	1,365	Fc	The Learning Experience	10,000

MARKET AERIAL

SITE

MARTIN'S



CLOISTER SHOPPING CENTER

- FAMILY DOLLAR my family, my family dollar.
- PET SUPPLIES PLUS.
- BURGER KING
- McDonald's



REDNER'S

EPHRATA PLAZA

- weis
- Staples
- DOLLAR TREE
- BIG LOTS!
- Planet Fitness



PAPA JOHN'S
Better Ingredients. Better Pizza.

EPHRATA MARKETPLACE

- GIANT
- GameStop
- Great Clips
- Starbucks
- McDonald's
- tropical SMOOTHIE CAFE
- FIVE GUYS BURGERS and FRIES
- verizon



Wawa



DUNKIN'

EPHRATA CROSSINGS

- HOME 2 SUITES BY HILTON
- CHIPOTLE MEXICAN GRILL
- POPEYES
- DUNKIN'
- Panera BREAD
- AspenDental
- SUPERCUTS



Walmart



TurkeyHill



Bennett Williams

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STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

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West Chester, PA 19380

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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.

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.

