

WILDFLOWER COMMONS

1759 WEST MAIN STREET | EPHRATA, PA 17522



FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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

24,344

55,585

93,533

EMPLOYEES

10,535

18,481

31,405

AVERAGE HHI

\$91,245

\$101,608

\$114,871

HOUSEHOLDS

9,835

21,554

36,236

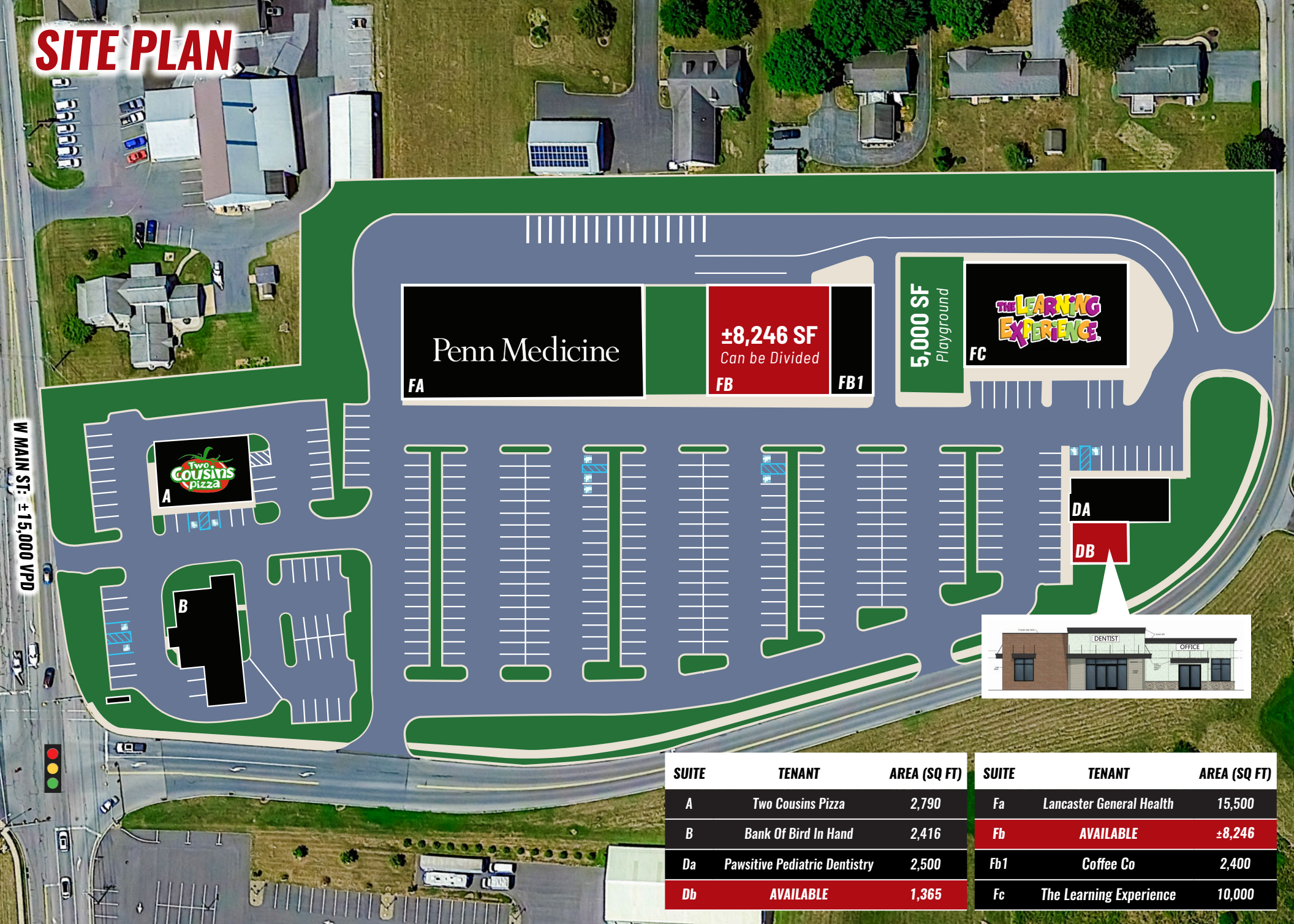


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SITE PLAN



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



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MARKET AERIAL

SITE

MARTIN'S



CLOISTER SHOPPING CENTER

FAMILY DOLLAR
my family, my family dollar.

PET SUPPLIES PLUS.



REDNER'S

EPHRATA PLAZA

weis **Staples**

DOLLAR TREE

BIG LOTS!



Mister CAR WASH



PAPA JOHN'S
Better Ingredients. Better Pizza.



AutoZone

Wawa

Applebee's
GRILL • BAR



Wendy's

DUNKIN'



EPHRATA MARKETPLACE

GIANT
GameStop
Great Clips



tropical SMOOTHIE CAFE

FIVE GUYS
BURGERS and FRIES

verizon

222

EPHRATA CROSSINGS

HOME 2
SUITES BY HILTON

CHIPOTLE
MEXICAN GRILL

POPEYES



DUNKIN'

Panera BREAD

AspenDental

SUPERCUTS



Walmart



TurkeyHill

SHEETZ



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Bennett Williams

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York, PA 17402

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Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Francesco Conigliaro

fconigliaro@bennettwilliams.com



Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



Chad Stine

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

