

WILDFLOWER COMMONS

1759 WEST MAIN STREET | EPHRATA, PA 17522



Penn Medicine
Lancaster General Health

THE LEARNING
EXPERIENCE
Academy of Early Education

Pawssitive
• PEDIATRIC DENTISTRY •

Two Cousins
pizza

BANK OF
Bird-in-Hand

W MAIN ST

1,365 SF - 10,646
FOR LEASE

FEATURED-TENANTS:

Penn Medicine
Lancaster General Health

BANK OF
Bird-in-Hand

Two Cousins
pizza

BW
COMMERCIAL

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

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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 (±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, Pawsitive Pediatrics, and The Learning Experience and room for up to 10,646 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 |
|---|----------|----------|----------|
|  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 |

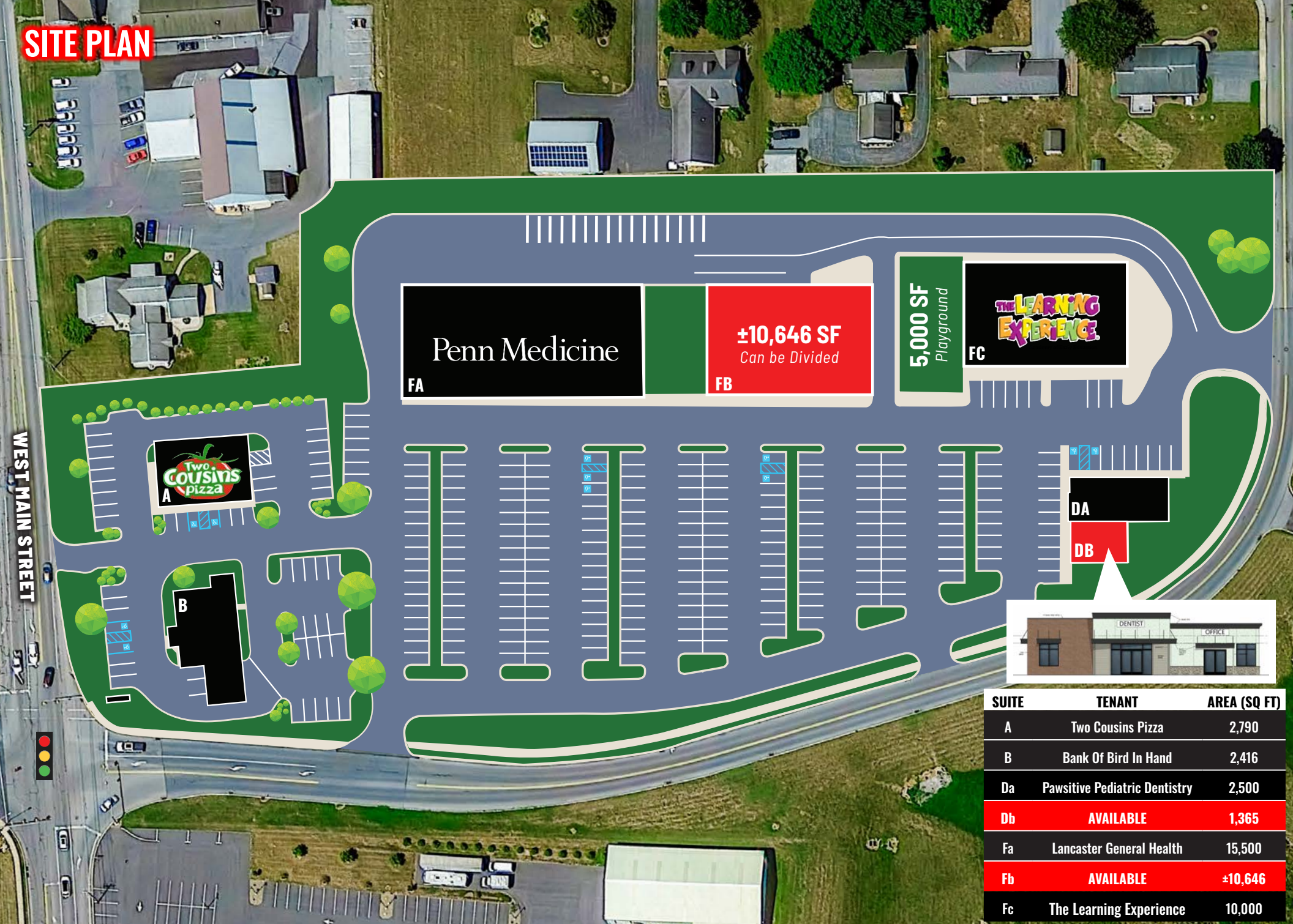


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SITE PLAN



| 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 |
| Db | AVAILABLE | 1,365 |
| Fa | Lancaster General Health | 15,500 |
| Fb | AVAILABLE | ±10,646 |
| Fc | The Learning Experience | 10,000 |

Penn Medicine
FA

±10,646 SF
Can be Divided
FB

5,000 SF
Playground

THE LEARNING EXPERIENCE
FC

Two Cousins Pizza
A

B

DA

DB

WEST MAIN STREET



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COMMERCIAL BROKERAGE. *Redefined.*



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!** **Planet Fitness**



PAPA JOHN'S
Better Ingredients. Better Pizza.

EPHRATA MARKETPLACE



GIANT **Starbucks** **McDonald's** **tropical SMOOTHIE CAFE**

GameStop **Great Clips** **FIVE GUYS** **verizon**

BURGERS and FRIES



Wawa



DUNKIN'

EPHRATA CROSSINGS



Walmart



HOME 2 **CHIPOTLE** **POPEYES**

SUITED BY HILTON MEXICAN GRILL

DUNKIN' **Panera**

AspenDental **SUPERCUTS**

Jersey Mike's **BREAD**



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

STATE COLLEGE OFFICE:

330 Innovation Park, 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

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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.

