

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

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# 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

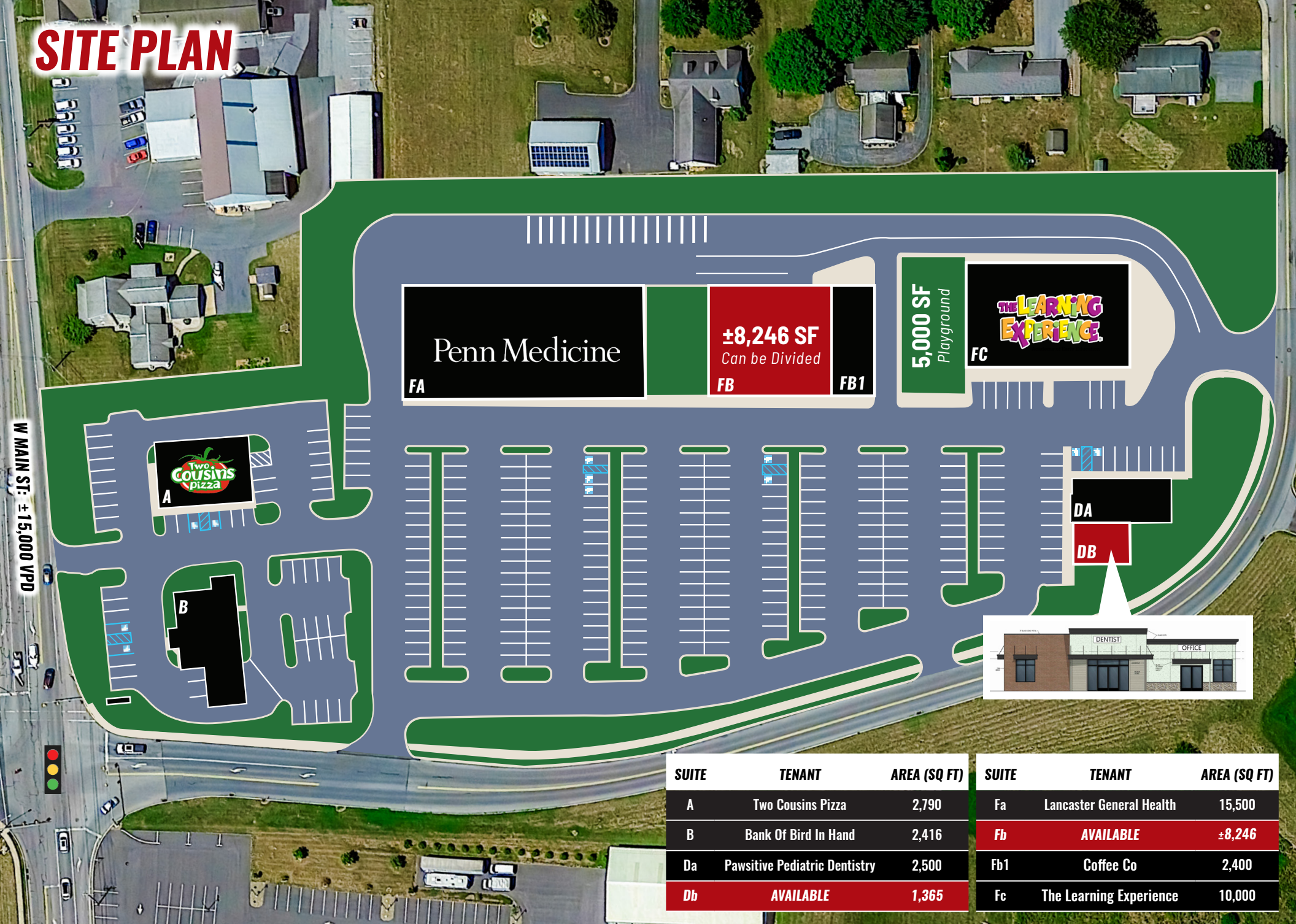
Adding to the stability of the project, Wildflower Commons shows a 20-minute drive time demographic of over 273,913 people with household incomes of more than \$84,840 and daytime employment demographics equally as strong with 165,898. The demographics within a 10-mile radius include 174,356 people in 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



# 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

SUITE	TENANT	AREA (SQ FT)
Fa	Lancaster General Health	15,500
Fb	AVAILABLE	±8,246
Fb1	Coffee Co	2,400
Fc	The Learning Experience	10,000



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# MARKET AERIAL

**SITE**

**MARTIN'S**

**harp  
hopper**  
Grocery Outlet

**WELLSPAN**  
HEALTH

**CVS**  
pharmacy

**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.



**Applebee's**  
GRILL • BAR



**Wawa**

**AutoZone**

**Wendy's**

**DUNKIN'**



**EPHRATA MARKETPLACE**

**GIANT**  
**GameStop**  
Great Clips



**tropical  
SMOOTHIE  
CAFE**

**FIVE GUYS**  
BURGERS and FRIES

**verizon**

**222**



**Walmart**



**TurkeyHill**



**EPHRATA CROSSINGS**

**HOME 2**  
SUITES BY HILTON

**CHIPOTLE**  
MEXICAN GRILL

**POPEYES**



**DUNKIN'**

**Panera**  
BREAD

**AspenDental**

**SUPERCUTS**



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### **YORK OFFICE:**

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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 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:



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## CONTACT US

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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.

