

1,500 SF AVAILABLE

# EPHRATA MARKETPLACE

848 E. Main St | Ephrata, PA 17522

FOR LEASE

FEATURED TENANTS:

**GIANT**



tropical  
SMOOTHIE  
CAFE

**FIVE GUYS**  
BURGERS and FRIES



## PROJECT

Ephrata Marketplace, a 94,043 square-foot anchored retail shopping center centrally located in Ephrata, Pennsylvania, situated at a signalized intersection along East Main Street (20,000 CPD). The center is anchored by Giant, with other leading national retailers such as, Starbucks, Five Guys, Tropical Smoothie, and Great Clips, just to name a few. With its traffic generating tenant lineup, Ephrata Marketplace is one of the primary shopping destinations in the Ephrata market.

## DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE	
	TOTAL POPULATION	28,841	53,205	97,434
	TOTAL EMPLOYEES	11,734	20,765	42,672
	AVERAGE HHI	\$77,702	\$81,660	\$87,828
	TOTAL HOUSEHOLDS	11,288	20,090	36,197

TRAFFIC COUNTS: E MAIN ST: ± 20,000 VPD



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717.843.5555  
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New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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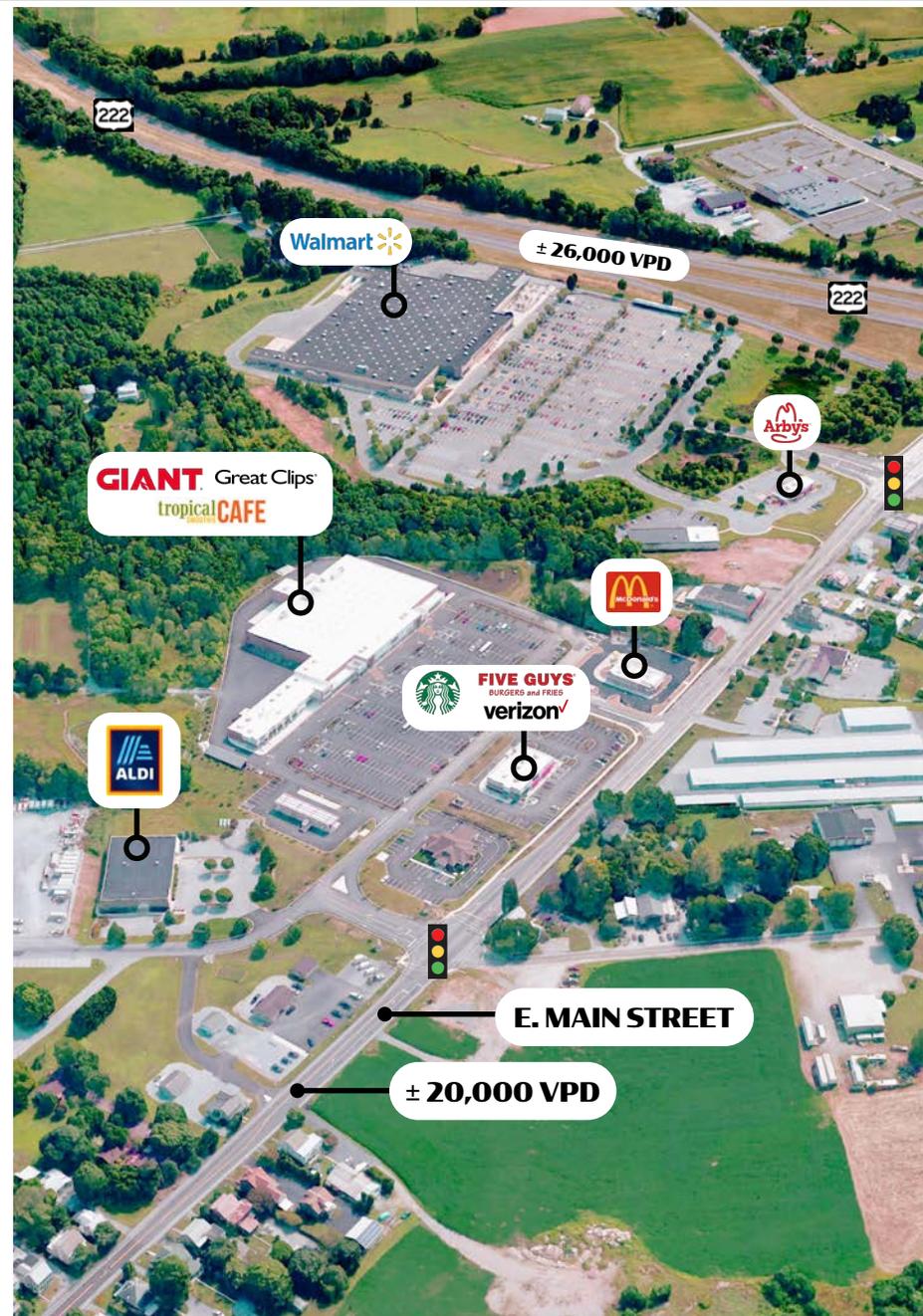
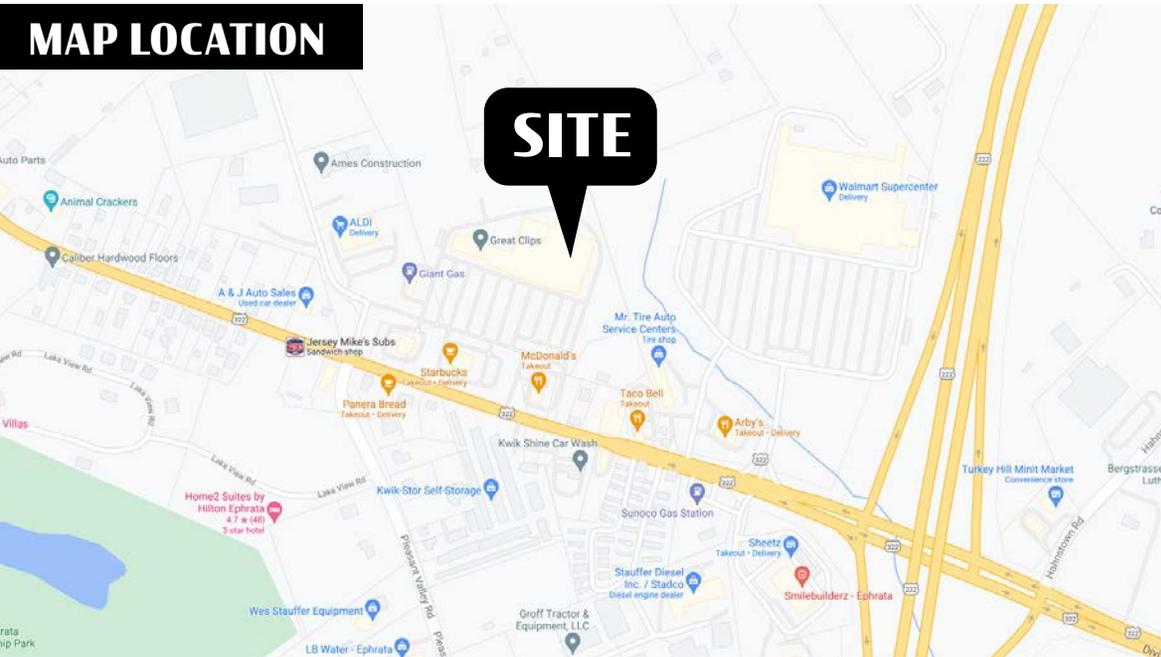
## LOCATION

Ephrata Marketplace is strategically positioned with significant frontage in the market's primary retail corridor along East Main Street. The center benefits from the high-volume traffic flow of East Main Street, which is one of the area's heaviest traveled roadways. East 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 center, as well as the surrounding market retail, the center pulls from not just the immediate trade area but the surrounding market points as well.

## TRADE AREA

Adding to the stability of the project, Ephrata Marketplace shows a 20-minute drive time demographic of over 348,378 people with household incomes of more than \$77,635 and daytime employment demographics equally as strong with 208,717. The demographics within a 10-mile radius include 181,859 people in 67,861 homes, a labor force of 96,718 with an average household income of \$82,057. The area's growth since 2000 has increased over 15.2% with 10,377 new homes.

## MAP LOCATION



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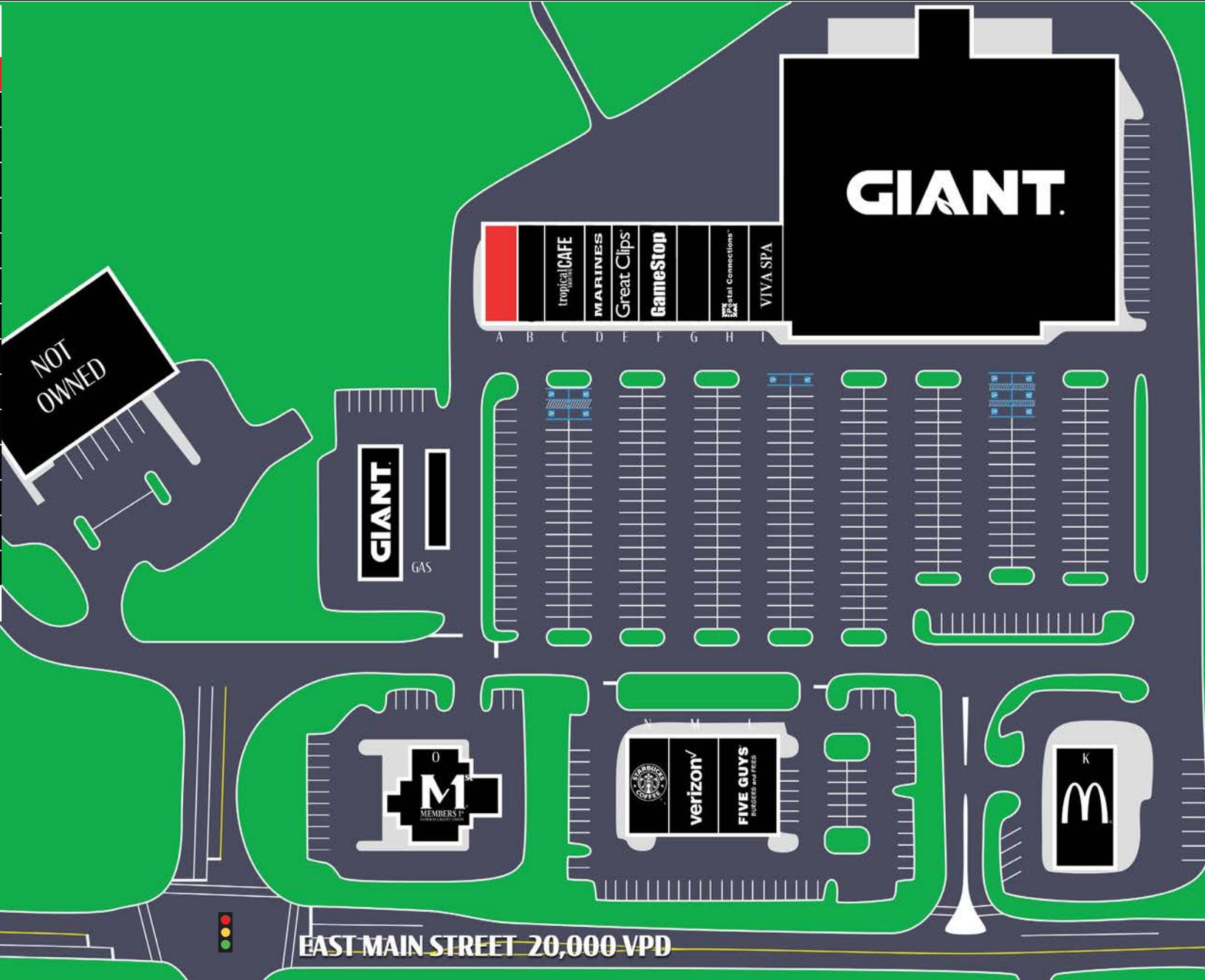
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SUITE	TENANT	AREA (SQ FT)
A	AVAILABLE	1,500
B	EPHRATA ASIAN BISTRO	1,500
C	TROPICAL SMOOTHIE CAFE	2,440
D	RECRUITING CENTER	1,220
E	GREAT CLIPS	1,200
F	GAME STOP	1,800
G	VIVA SPA	1,500
H	POSTAL CONNECTIONS	1,500
I	LA NAILS	1,530
J	GIANT	66,472
K	MCDONALD'S	3,911
L	FIVE GUYS	2,400
M	VERIZON WIRELESS	1,300
N	STARBUCKS	1,850
O	MEMBER'S FIRST FCU	2,300
<b>TOTAL</b>		<b>92,423</b>



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