PORCH AND RAIL SHOPPES
908-924 North Reading Road | Ephrata, PA | 17578

9,134 SF OF RETAIL SPACE AVAILABLE | FOR SALE $825,000

PROPERTY OVERVIEW

The Porch and Rail Shoppes is a 9,100 sf neighborhood center on Route 272 (14,000 vpd) in Ephrata, PA. The property is situated 3 miles from the intersection of Routes 222 and 322 and is also 3.5 miles from the PA Turnpike. Well-maintained and modernized building. Approx. 5 parking spaces per 1,000 sf. High potential for an investor to add value.

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N. READING ROAD 13,000 VPD

PROPERTY OVERVIEW

- 9,100 SF Neighborhood retail center for sale
- Excellent visibility on Route 272 in Ephrata
- 45+ Parking spaces on site
- 14,000 vpd traffic count
- High potential to add value

DRIVE TIME

DEMOGRAPHICS	5 MIN.	10 MIN.	15 MIN.
POPULATION	6,985	40,827	65,732
TOTAL EMPLOYEES	5,348	23,393	30,760
AVERAGE HHI	$84,023	$80,155	$83,953
TOTAL HOUSEHOLDS	2,652	15,944	65,732

TRAFFIC COUNTS
N. READING RD: 13,000 VPD

Porch and Rail

20
10
22
10
75

60
322
RETAIL-STORE
62701
60

117

90

32
RETAIL-STORE
2880
32

90

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SITE

Sharp Plaza
WellSpan Health
SUBWAY
TURKEY HILL
Sharp Shopper
jbt
Family Dentistry of Ephrata
TurkeyHill

Advance Auto Parts
Union
MARTIN'S
ACE Hardware

Cloister Shopping Center
FAMILY DOLLAR
The UPS Store
WeightWatchers
Quest Diagnostics
SUBWAY
Isaac's Restaurant & Deli
McDonald's
petvalu
AT&T
Domino's

CVS/pharmacy

Ephrata Commons
Redner's Warehouse Markets
Sprint

BURGER KING
Pizza Hut
PNC BANK

Ephrata Plaza
Weis
STAPLES
BIG LOTS
DOLLAR TREE
Planet Fitness

KFC

DQ

Ephrata Middle School

PAPA JOHNS

WellSpan

Ephrata High School

Ephrata Marketplace
GIANT
GameStop
McDonald's
FIVE GUYS BURGERS and FRIES
GNC LIVE WELL
verizon
Great Clips
tropical CAFE
SUBWAY

Rita's

Applebee's
Hampton Inn

AutoZone
Wawa

Little Caesars
Dunkin' Donuts
Wendy's
Fulton Bank

goodwill

ALDI
M

TACO BELL
Ephrata Township
Walmart
Arby's
LCBC
TurkeyHill

Advance Auto Parts
Ephrata Township
SHEETZ

Ephrata Crossings
HEARTLAND
SUPERCUTS
Panera Bread
Moe's
HOME2 SUITES BY HILTON
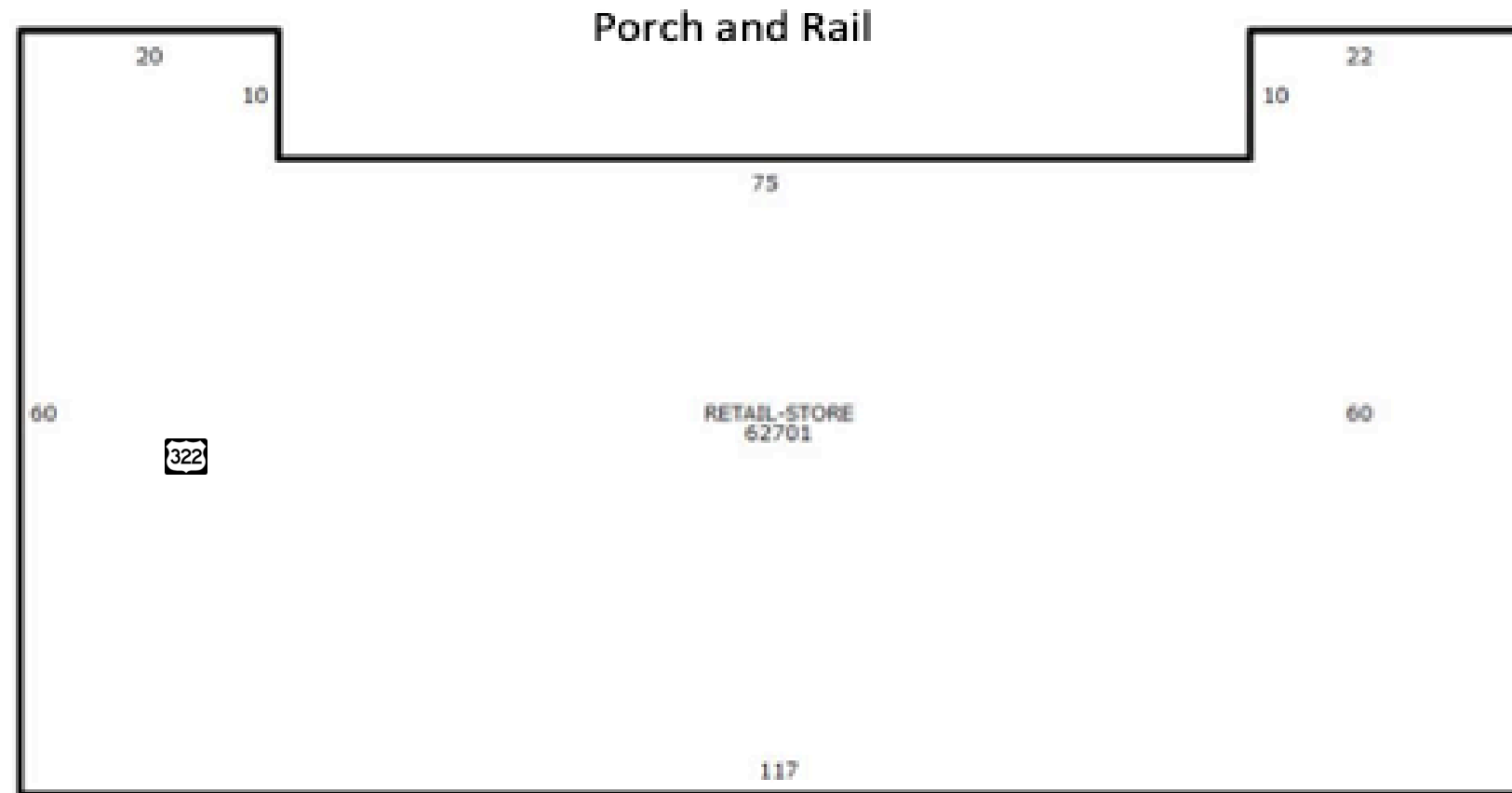Planet Fitness

T·Mobile

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