

PORCH AND RAIL SHOPPES

908-930 North Reading Road | Ephrata, PA | 17578

±1,620 - 2,600 SF AVAILABLE | FOR LEASE



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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RETAIL

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PROPERTY OVERVIEW


Porch and Rail Shoppes is a neighborhood retail shopping center located in Ephrata, PA. It is situated along North Reading Road (12,584 VPD). The center has a mix of local tenants bring traffic to the area, paved parking all around the property, and convenient ingress/egress points for travelers along the corridor. The center is a great opportunity for any local retailer, office, or service-oriented users to enter the Ephrata market along a heavily traveled roadway.

LOCATION


Porch and Rail Shoppes is strategically positioned with significant frontage in one of the market's primary roadways along North Reading Road (Route 272) with 2 points of access. The center benefits from the high traffic flow of North Reading Road (12,584 VPD), which leads travelers to the focal point of the Ephrata market. The trade area extends more than 10 miles, attracting a vast customer base from the surrounding market points within 10-15 miles. Porch and Rail Shoppes is minutes away from Route 222 (62,422 VPD) and I-76 (28,372 VPD).

TRADE AREA


The site shows a 20-minute drive time demographic of over 108,404 people with household incomes of more than \$88,500 and daytime employment demographics equally as strong with 48,439. The demographics within a 10-mile radius include 167,888 people in 63,195 homes, a labor force of 132,381 with an average household income of \$90,054.




POPULATION
108,404




EMPLOYEES
48,439



HH INCOME
\$88,500



HOUSEHOLDS
40,612



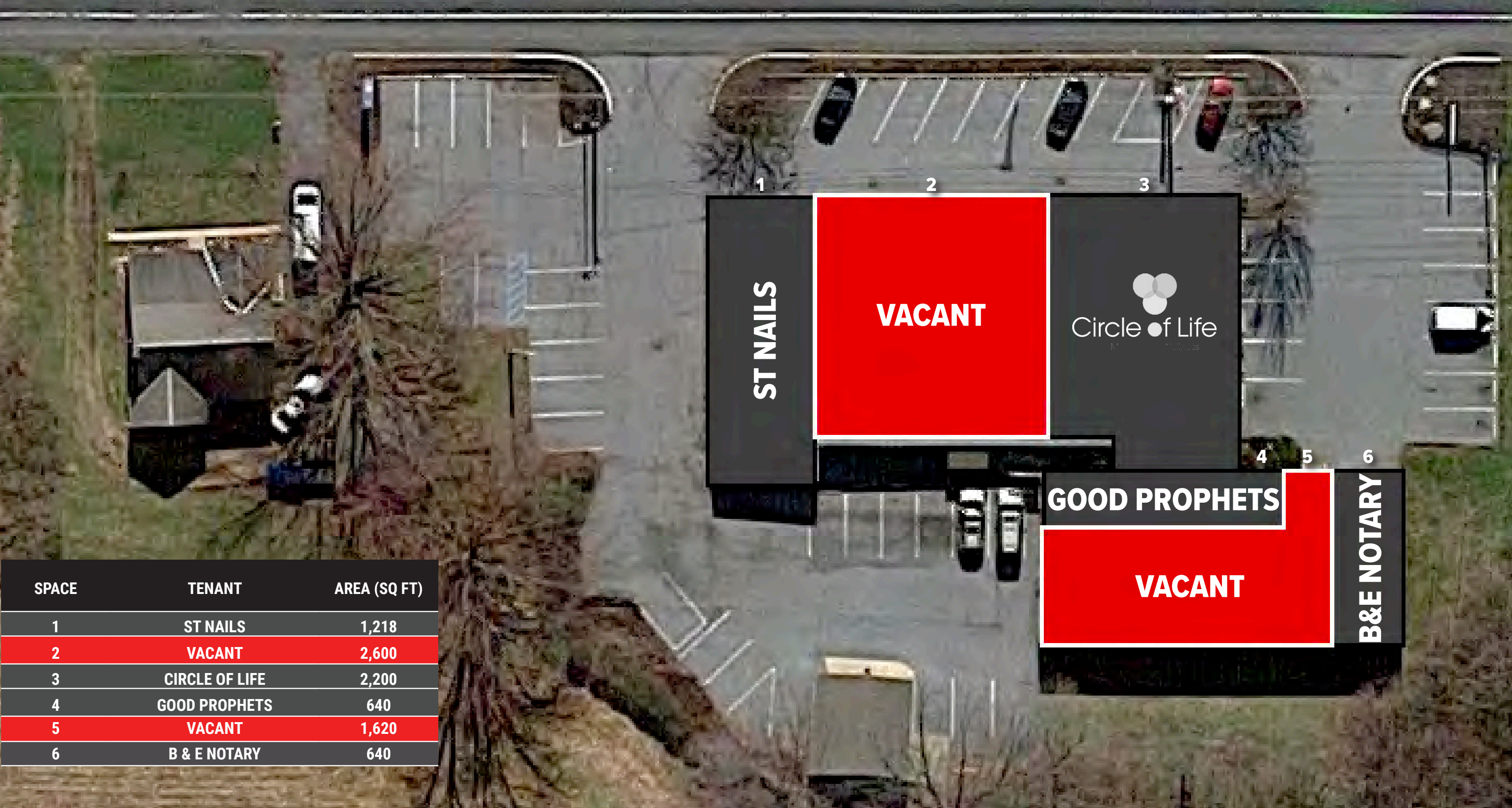
TRAFFIC COUNTS
NORTH READING RD
12,584 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS



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