

**46 E Main Street | Ephrata, PA 17522**

**± 2,500 SF Retail Space Available**

*Available For Lease*

## Property Overview

Great opportunity to lease a 2500 +/- SF retail space in the heart of downtown Ephrata on the busy Main Street in and out of town. \$9.00 Sf, plus utilities. Additional 600 +/- SF of storage space available in basement. Great for retail, professional office space, medical, food and beverage and more. Plenty of wide open space to be creative with great storefront display. Ephrata has a great bustling downtown business district with great exposure to the traffic. Retail opportunities during the Ephrata Fair week and other great Downtown Events throughout the year.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	32,593	57,040	104,460
TOTAL EMPLOYEES	13,096	21,581	37,170
AVERAGE HHI	\$81,455	\$86,644	\$92,766
TOTAL HOUSEHOLDS	12,693	21,214	38,436

**TRAFFIC COUNTS: E Main Street (Rt 322) - ±20,000 VPD**



**TOM TROCCOLI**  
717.390.9858  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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**RETAIL BROKERS**  
NETWORK



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**MARKET AERIAL**



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