

For Lease

Ephrata Commons

385 North Reading Road | Ephrata, PA 17522

±2,000 SF
AVAILABLE



Ephrata Commons is a 54,810 square-foot anchored retail shopping center centrally located in Ephrata, Pennsylvania, situated along N Reading Road (15,000 VPD) with 2 points of access, one of which is signalized along N Reading Road. The center is anchored by Redner's Warehouse Markets with co-tenants that include Wild Wings & Pizza, Tokyo Asian Cuisine, Cecilia's Beauty Salon, and Gehman Jewelers.



Blake Shaffer | Abe Khan | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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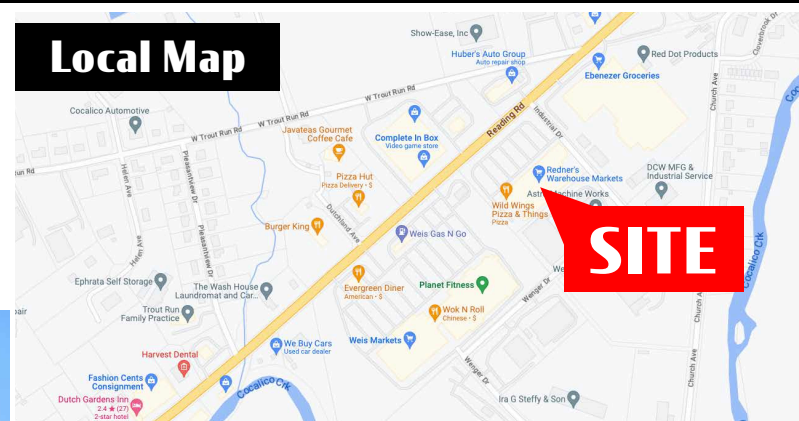
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Location Ephrata Commons is strategically positioned with significant frontage in one of the market's primary retail corridors along N Reading Road with 2 points of access, one of which is signalized along N Reading Road. The center benefits from the high traffic flow of N Reading Road, which is one of the heaviest traveled roadways in the market. N Reading Road acts as a focal point for retail in Ephrata, with a trade area that extends more than 10 miles, attracting a vast customer base from the surrounding market points.



Local Map



Trade Area Adding to the stability of the project, Ephrata Commons shows a 15-minute drive time demographic of over 153,898 people with household incomes of more than \$85,480 and daytime employments demographics equally as strong with 72,015. The demographics within a 10-mile radius include 170,740 people in 63,501 homes, a labor force of 79,155 with an average household income of \$86,760. The area's growth since 2000 has increased over 15.5% with 9,873 new homes.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,616	31,190	55,833
TOTAL EMPLOYEES	4,015	12,741	20,339
AVERAGE HHI	\$91,792	\$94,911	\$99,675
TOTAL HOUSEHOLDS	2,969	12,308	21,308
TRAFFIC COUNTS: N Reading Road - ± 15,000 VPD			



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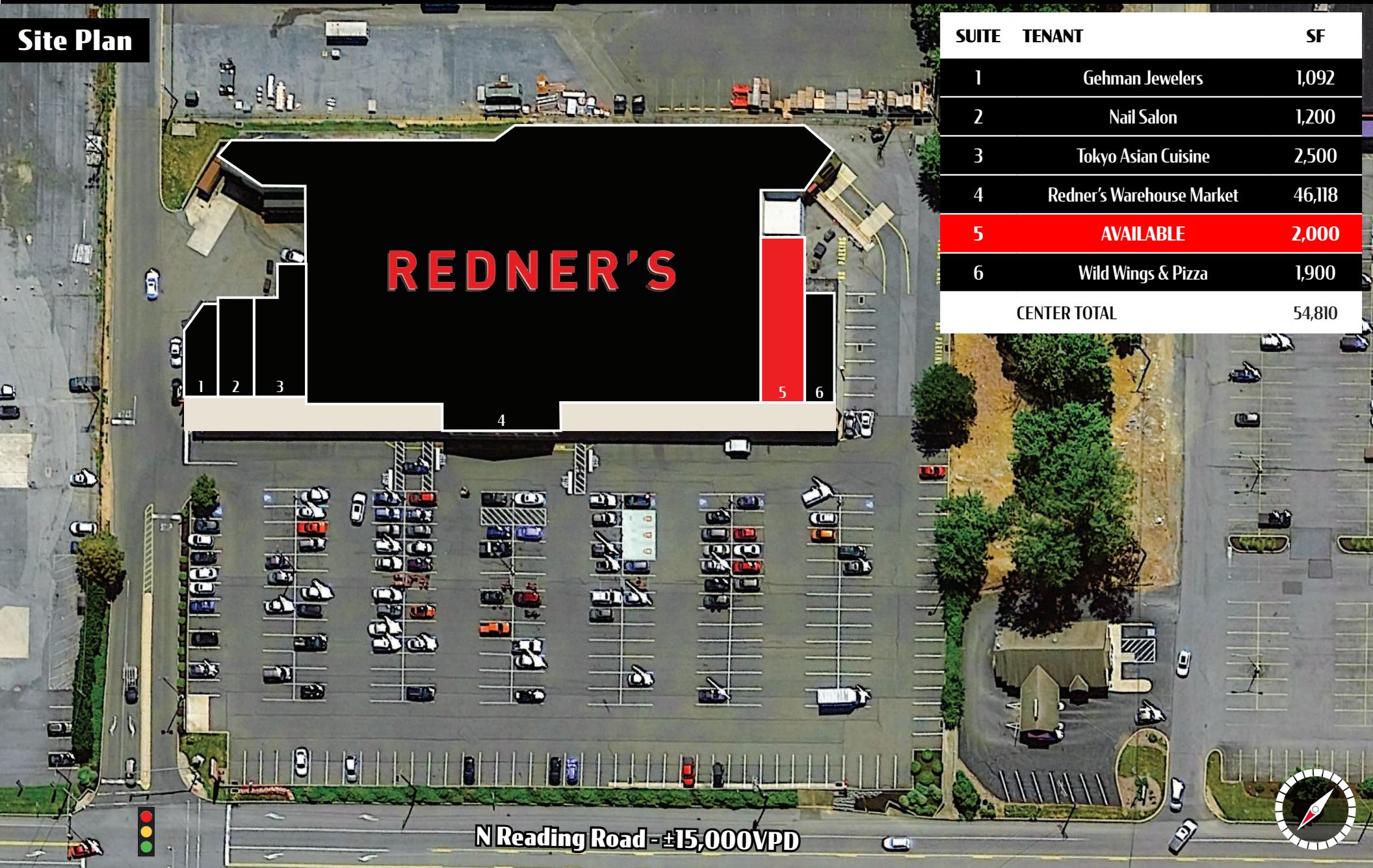
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Site Plan



SUITE	TENANT	SF
1	Gehman Jewelers	1,092
2	Nail Salon	1,200
3	Tokyo Asian Cuisine	2,500
4	Redner's Warehouse Market	46,118
5	AVAILABLE	2,000
6	Wild Wings & Pizza	1,900
CENTER TOTAL		54,810

N Reading Road - ±15,000VPD



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MARKET AERIAL



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ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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REDNER'S
WAREHOUSE
MARKET