

# CLOISTER SHOPPING CENTER

108 N READING RD | EPHRATA, PA | 17522

± 3,000 SF AVAILABLE | FOR LEASE



Joshua Miller | Tom Troccoli

For Leasing Information: 717.390.9858 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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## OVERVIEW

Cloister Shopping Center is a 52,735 square-foot neighborhood retail shopping center centrally located in Ephrata, Pennsylvania. It is situated at the signalized intersection of North Reading Road (35,242 VPD) and Martin Avenue. The center has an ideal mix of national and local Tenants including Family Dollar, The UPS Store, and Subway just to name a few. Lease rate: \$17.95/SF NNN - \$4.50/SF.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	32,285	58,732	185,445
TOTAL EMPLOYEES	11,991	20,529	64,884
AVERAGE HHI	\$94,260	\$101,096	\$120,760
TOTAL HOUSEHOLDS	12,792	22,346	69,283

**TRAFFIC COUNTS: RT 272 ± 35,000 VPD | RT 322 ± 15,000 VPD**



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## SITE PLAN



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ACTIVE MEMBER OF:

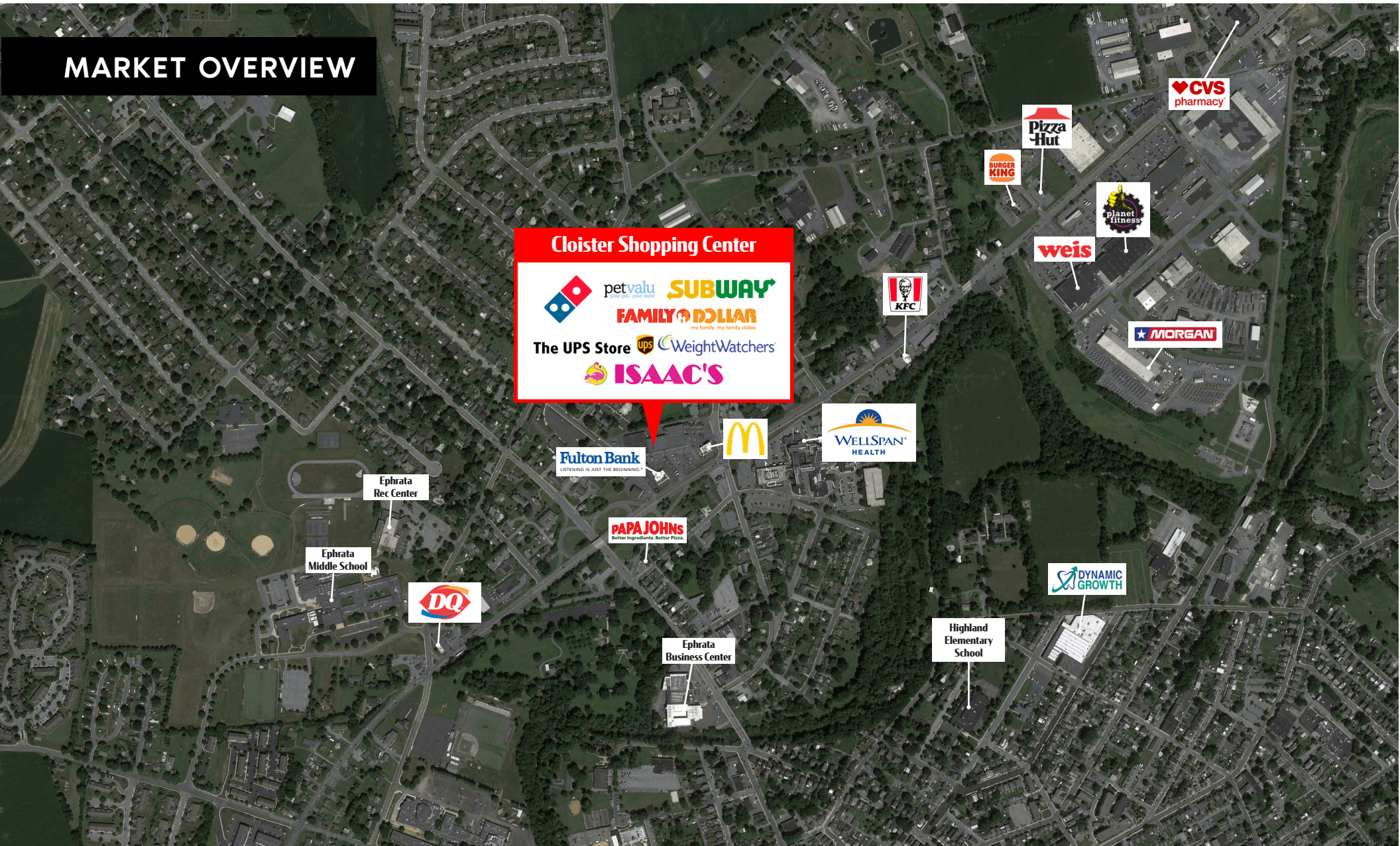
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## MARKET OVERVIEW



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# About Bennett Williams



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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