

27 N STATE STREET

EPHRATA, PA • 17522



±3,125 SF
FOR LEASE

PROPERTY OVERVIEW

- **CALL FOR RENT**
- 27 N State St, Ephrata, PA
- SF: 3,125
- Frontage: State St
- Excellent Signage Opportunity
- High foot traffic
- ADA Compliant

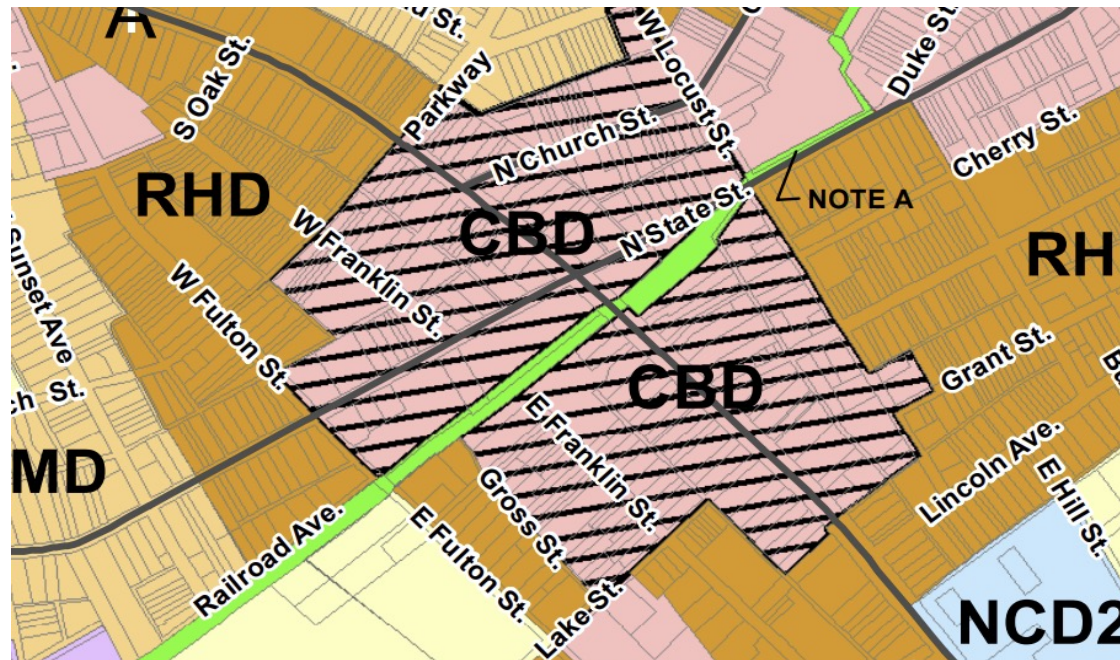


DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	32,780	56,896	103,552
EMPLOYEES	12,353	20,964	33,488
AVERAGE HHI	\$100,636	\$105,967	\$112,146
HOUSEHOLDS	13,060	21,750	39,277

ZONING: CBD, CENTRAL BUSINESS

The Central Business District (CBD) is established to support the orderly, coordinated development of a diverse mix of commercial, arts, cultural, institutional, and residential uses within the Borough's downtown core. It seeks to prioritize pedestrian-friendly development, encouraging a vibrant, walkable environment over auto-dependent uses. The district is intended to foster engagement and economic vitality while preserving the historic character of the borough and integrating uses that complement adjoining residential areas, rather than generating high-volume traffic, large-scale parking facilities, or outdoor storage and display.

CD	Conservation
RLD	Residential - Low Density
RMD	Residential - Medium Density
RHD	Residential - High Density
CBD	Central Business
NCD	Neighborhood Commercial
NCD2	Neighborhood Commercial - 2
HCD	Highway Commercial
LIC	Light Industrial/Commercial
GIC	General Industrial/Commercial
LPD	Linear Park
	100 Year Floodplain



Permitted Uses

- Retail Stores
- Restaurants
- Bank
- Theater
- Offices
- Exercise Club
- Municipal Use
- Public Library

ABOUT THE AREA

There are so many great places to eat in Lancaster County and Ephrata has a whole bunch of them. Whether you're looking for fine dining, a pub, craft brewery, burger place, or ethnic restaurant, we've got it in Ephrata. Here are our recommendations:

- Olde Lincoln House Tavern
- The Dutchmaid Deck (seasonal)
- Nonna Rosa's Traditional Italian Kitchen



The Green Dragon Farmers Market is one of the largest farm markets in the state of Pennsylvania. It's sort of a cross between a farmers market, flea market & "fell off the back of the truck in NYC" market. You can buy everything from Amish foods, furniture & crafts, to dog treats, fresh vegetables, baked goods and cell phone accessories. The Green Dragon is only open on Fridays, from 9 am to 9 pm. It's people watching and shopping at its best!

Fox Meadows Creamery & Country Market in Clay Township was named the best ice cream shop in Pennsylvania as part of a 50-state best-of list compiled by The Daily Meal website.

The 5-year-old family-run creamery at 2475 W. Main St., west of Ephrata, is the Pennsylvania representative on the "America's Best Ice Cream Shops" list posted Monday, July 20.

Aaliyah Gibson, who wrote the article about the list for the national food and drink website, touts Fox Meadows Creamery's "cow-to-cone" philosophy. The homemade ice cream at Fox Meadows is made with milk from the dairy farm's own herd of cows.



MARKET OVERVIEW



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

