

**1278 DIVISION HWY**  
EPHRATA, PA | 17522

*Di Maria's*



PIZZA • PASTA • HOAGIES



*Di Maria's*  
PIZZA & ITALIAN KITCHEN  
733-1111

Monday - Closed  
Tues. - Sat. 11:00am - 10:00pm  
Sunday 11:00am - 9:00pm



SALADS • PHILLY STEAKS

**±4,656 SF TURN-KEY PIZZA RESTAURANT & REAL ESTATE FOR SALE**



**TOM TROCCOLI | JOSHUA MILLER**

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

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COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY HIGHLIGHTS

## TURN-KEY PIZZA RESTAURANT & REAL ESTATE FOR SALE

An exceptional opportunity to own a thriving pizza business along Route 322! This fully equipped, turn-key operation includes all furniture, fixtures, and equipment (FF&E), along with the commercial real estate consisting of two units—a well-established restaurant and a fully leased residential rental property.

Spanning approximately 4,656 square feet, the property features key upgrades, including a brand-new AC/heating system (2024) for the restaurant and a new roof (2021) and well pump (2022) for the residential unit. A newly added patio (2024) offers increased customer seating capacity.

With strong visibility and increasing revenue from 2023 to 2024, this business is well-positioned for continued success. The sellers are relocating, making this a prime opportunity for a seamless transition to new ownership.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	20,446	57,602	95,488
TOTAL EMPLOYEES	7,542	22,676	37,676
AVERAGE HHI	\$104,241	\$101,741	\$108,749
TOTAL HOUSEHOLDS	7,717	22,032	35,779
TRAFFIC COUNTS: DIVISION HWY - ±24,000 VPD			



# MARKET AERIAL

## CLOISTER SHOPPING CENTER



## EPHRATA PLAZA



## EPHRATA MARKETPLACE



## EPHRATA CROSSING



# SITE

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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### JOSHUA MILLER

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### CONTACT US

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INVESTMENT  
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PROPERTY  
MANAGEMENT



## 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.

