



PLEASANT VALLEY RD, EPHRATA, PA

COMMERCIAL LAND

3.6 Ac @ US 322 & 222
Interchange

FOR SALE



3.6 Acres at US 322 & 222

PLEASANT VALLEY RD, EPHRATA, PA

FOR SALE

PRIME COMMERCIAL LAND OPPORTUNITY



3.6 AC



PLEASANT VALLEY RD



OFFERING SUMMARY

Sale Price	\$1,990,000
Lot Size	3.6 Ac
Property Type	Commercial Development
Property Taxes	\$2,806
APN	270571150000
Zoning	C-2- Mixed Use
Permitted Uses	Office, Retail, Contractor Offices, Wholesaling Business, Automotive Service & Repair, & Other permitted Commercial Uses
Municipality	Ephrata Township
County	Lancaster County

PROPERTY SUMMARY

This 3.60 acre commercial property presents an opportunity to acquire a well-located site in one of Northern Lancaster County's most active commercial corridors. Zoned C-2 Mixed Use, the property offers flexibility for a wide range of permitted commercial uses, including office, retail, contractor offices, wholesaling businesses, automotive service and other service-oriented commercial businesses.

Strategically positioned just off the US Route 222 and Route 322 interchange, the property provides excellent regional accessibility while benefiting from its proximity to an established mix of national retailers, restaurants, healthcare providers, and commercial businesses. The site features approximately 296 feet of frontage along Pleasant Valley Road, generally level topography, and public water and sewer availability, making it well-suited for a variety of commercial applications.

Commercial properties with this combination of size, zoning, accessibility, and location are increasingly limited in the Ephrata market, creating a compelling opportunity for owner-users, investors, and businesses seeking to establish or expand their presence in one of Central Pennsylvania's strongest commercial markets.



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PROPERTY HIGHLIGHTS

- Positioned within one of Northern Lancaster County's fastest-growing commercial corridors
- Flexible zoning and site configuration support a variety of development opportunities
- Generally level topography with public water and sewer available at the street
- Attractive dimensions and level terrain help reduce site development costs

LOCATION HIGHLIGHTS

- Excellent regional connectivity with immediate access to US Routes 222 and 322
- Surrounded by major national retailers and restaurants including GIANT, Texas Roadhouse, Panera Bread, Chipotle, Starbucks, Aldi, Jersey Mike's, Popeyes, Dunkin', AT&T, Aspen Dental, and Fine Wine & Good Spirits



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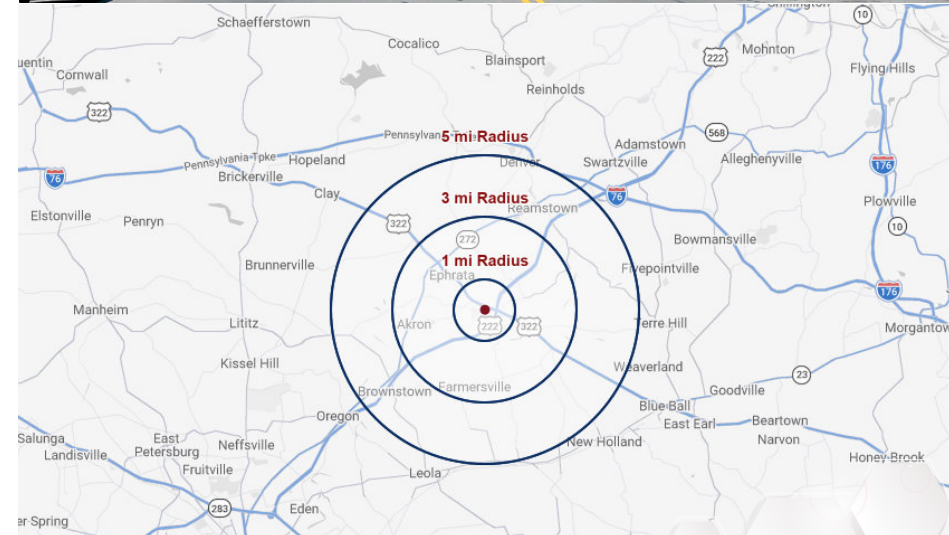
PRIME COMMERCIAL LAND OPPORTUNITY

DEMOGRAPHICS & LOCATION OVERVIEW

EPHRATA is one of Northern Lancaster County's fastest-growing commercial markets, benefiting from a strategic location along the Route 222 corridor with convenient access to Lancaster, Reading, Harrisburg, and the Pennsylvania Turnpike. The area is supported by a diverse economy driven by manufacturing, healthcare, logistics, agriculture, professional services, and retail, creating a stable foundation for continued commercial growth. Strong population trends, ongoing private investment, and expanding residential development have fueled demand for a wide range of commercial real estate. The surrounding area offers a balanced mix of national retailers, local businesses, industrial users, and service providers, making it an attractive destination for both businesses and consumers. With excellent transportation connectivity, a skilled regional workforce, and a business-friendly environment, Ephrata continues to attract investment and remains one of the most desirable locations in Central Pennsylvania for commercial development and long-term real estate ownership.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,307	29,010	53,756
Households	889	11,455	20,667
Average Household Income	\$102,406	\$104,161	\$110,855
Businesses	140	981	1,769
Employees	1,290	11,163	21,926



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



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