



FOR LEASE

± 2,500 SF Professional
Office Space available
in the Brossman Busi-
ness Center



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DOWNTOWN EPHRATA OFFICE AVAILABLE

Ephrata Borough | Lancaster County

114 E Main St, Ephrata, PA 17522



For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

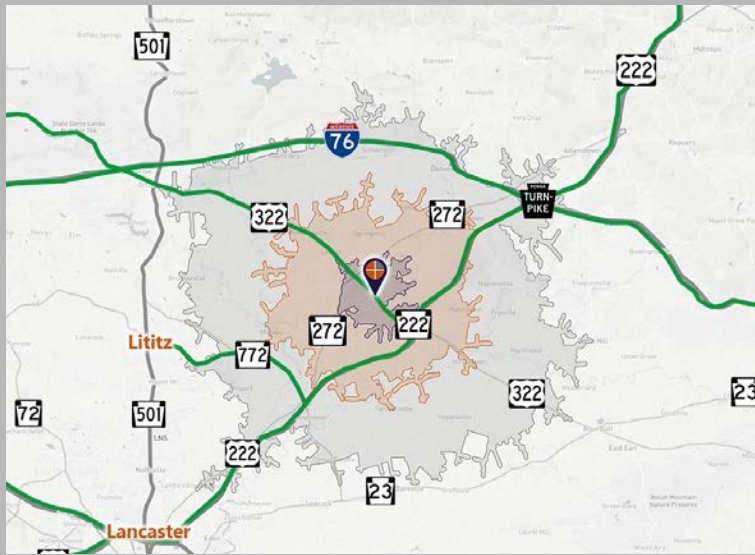
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DOWNTOWN EPHRATA OFFICE AVAILABLE

DEMOGRAPHICS

Variable	114 E Main St, Ephrata, Pennsylvania, 17522		
Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	13,421	33,753	64,486
Population Density (Pop per Sq. Mile)	3,655.8	1,165.7	651.6
Total Daytime Population	13,057	32,100	64,212
Total Households	5,514	13,473	24,388
Per Capita Income	\$36,636	\$38,540	\$40,106
Average Household Income	\$88,642	\$96,717	\$104,971
Average Disposable Income	\$67,856	\$74,432	\$80,487
Aggregate Disposable Income	\$374 M	\$1 B	\$1.96 B
Total (SIC01-99) Businesses	679	1,590	2,793
Total (SIC01-99) Employees	7,446	18,115	33,156
Annual Budget Expenditures	\$420 M	\$1.12 B	\$2.2 B
Retail Goods	\$133.7 M	\$363.6 M	\$719.8 M

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Professional office space available in the Ray H. Good buildingve Brossman Business Center located in historic downtown Ephrata. The space is close to many walkable downtown restaurants, coffee shops and other amenities.

The approximately 2,500 SF space features four offices and a large conference room that could be converted into multiple offices or bullpen-style collaborative space. There are bathrooms on the first floor that all businesses share, ample onsite parking and room on the pylon sign for your business.

PROPERTY DETAILS

- Total Building Size:..... 10,688/SF
- Lease Rate:..... \$2,500/month Mod. Gross
- Lease Terms:Negotiable
- Zoning:Mixed Use w/Town Center Overlay
- Date Available:..... Immediately
- Parking:.....Shared on-site
- Heating:.....FWA
- Cooling:.....CAC
- Electric:Public
- Water & Sewer:Public

TRAFFIC COUNTS

- East Main St:.....14,170 VPD



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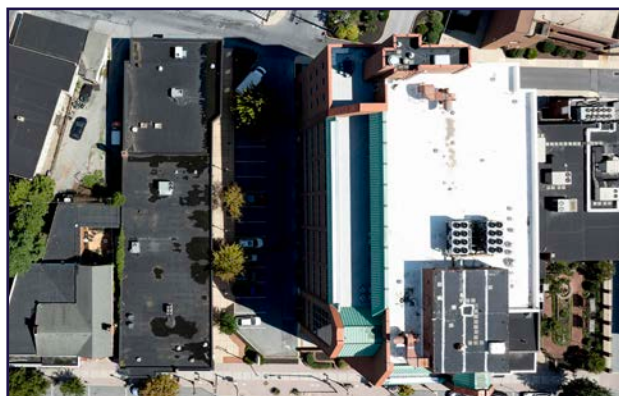
INTERIOR PHOTOS



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AERIAL AND BUILDING PHOTOS



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