



FOR LEASE

2

EAST MAIN STREET

*Ephrata, PA*

**+/-1,922 RSF**  
Available

**Retail**  
Space Available

**Immediate  
Access**  
To Route 272

**AVISON  
YOUNG**

## PROPERTY OVERVIEW

### RETAIL OPPORTUNITY WITHIN EPHRATA'S HISTORIC ROYER BUILDING

2 East Main Street offers a prime  $\pm 1,922$  RSF retail opportunity within a prominent  $\pm 38,856$  SF mixed-use property located directly in the heart of Ephrata Town Square. Positioned at the signalized intersection of Main Street and State Street, the space benefits from exceptional visibility, strong frontage, and consistent pedestrian and vehicular traffic generated by the borough's vibrant downtown business district. Surrounded by local retailers, restaurants, offices, parks, and community gathering spaces, the property offers a highly walkable location with convenient access to Route 272, Route 222, and the Pennsylvania Turnpike.

<b>Address</b>	2 East Main Street, Ephrata, PA, 17522
<b>Total SF</b>	38,856 SF
<b>RSF</b>	+/-1,922 RSF
<b>Township</b>	Borough of Ephrata
<b>Zoning</b>	CBD, Central Business District
<b>Frontage</b>	Main Street & State Street
<b>Base Rent</b>	\$17.50 NNN
<b>Uses</b>	Retail
<b>Notes</b>	The property features an electric inventory conveyor providing direct access to the full $\pm 1,821$ SF basement, which offers high ceilings and ample storage space.



## SPACE HIGHLIGHTS

**HIGH-VISIBILITY LOCATION  
ALONG MAIN STREET  
EXCELLENT SIGNAGE  
EXPOSURE OPPORTUNITY**



**PROMINENT CORNER PROPERTY IN  
THE CENTER OF TOWN SQUARE  
WALKABLE DOWNTOWN SETTING  
WITH NEARBY AMENITIES**



# NEARBY AMENITIES



**REGIONAL ACCESS**

**0.2 MILES TO  
US ROUTE 272**

**3 MILES TO  
ROUTE 222**

**9 MILES TO  
I-76**



**2 EAST MAIN STREET**

# KEY DEMOGRAPHICS

3 MILES

Population  
**29,881**

Average HHI  
**\$100,524**

Daytime Population  
**29,426**

Bachelor's Degree  
**4,902**

Total Employees  
**11,627**

Total HH Units  
**12,342**

5 MILES

Population  
**58,419**

Average HHI  
**\$105,866**

Daytime Population  
**50,550**

Bachelor's Degree  
**9,410**

Total Employees  
**21,905**

Total HH Units  
**23,305**

10 MILES

Population  
**183,331**

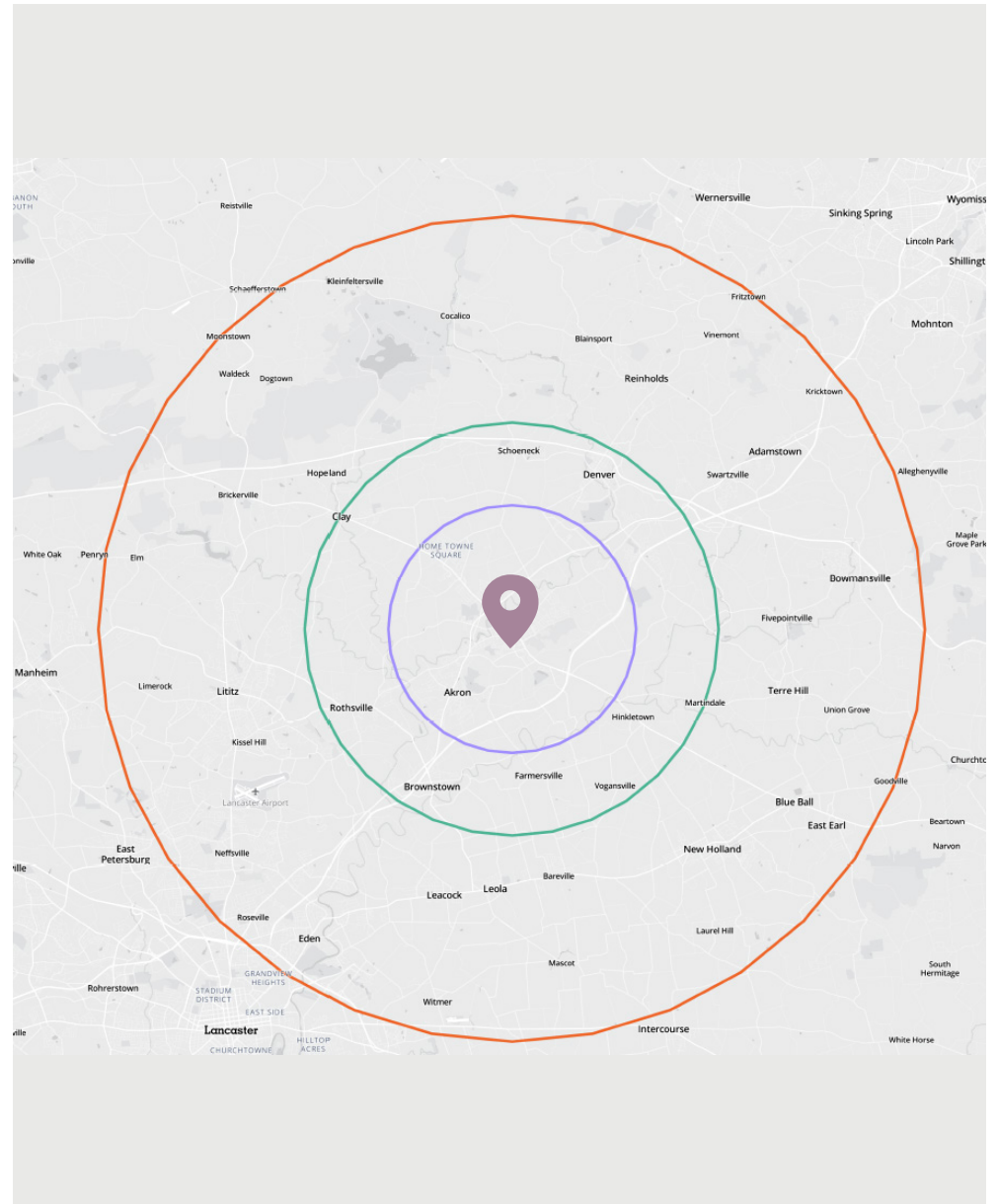
Average HHI  
**\$126,350**

Daytime Population  
**161,632**

Bachelor's Degree  
**39,987**

Total Employees  
**69,726**

Total HH Units  
**71,358**



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