



For Lease
Retail Property
 \$13.00 SF/yr

Cloister Shopping Center

95 N Reading Rd
 Ephrata, Pennsylvania 17522

Property Highlights

- Former fully fit-out Weight Watchers space
- Located in popular Cloister Shopping Center
- Directly across from Ephrata Hospital
- Prime location on Rt 272
- \$13 PSF NNN
- NNN's \$4.25 PSF
- Spacious layout
- Ample parking available
- Versatile commercial space
- Ideal for retail or office use
- Well-maintained property
- Professional property management

OFFERING SUMMARY

Lease Rate	\$13.00 SF/yr (NNN)
Available SF	2,122 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	825	\$87,330
0.5 Miles	1,757	\$84,655
1 Mile	10,749	\$80,559

For more information

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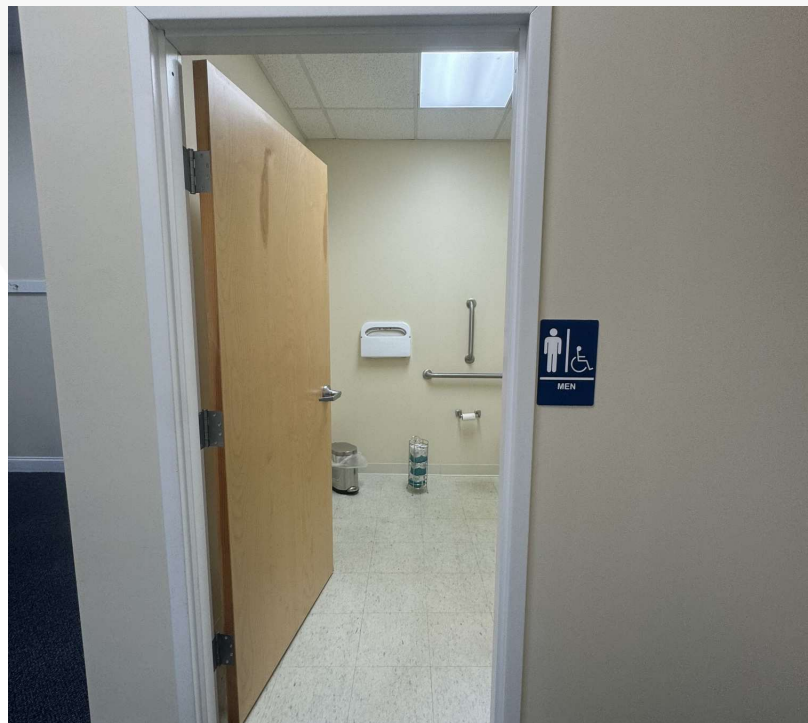
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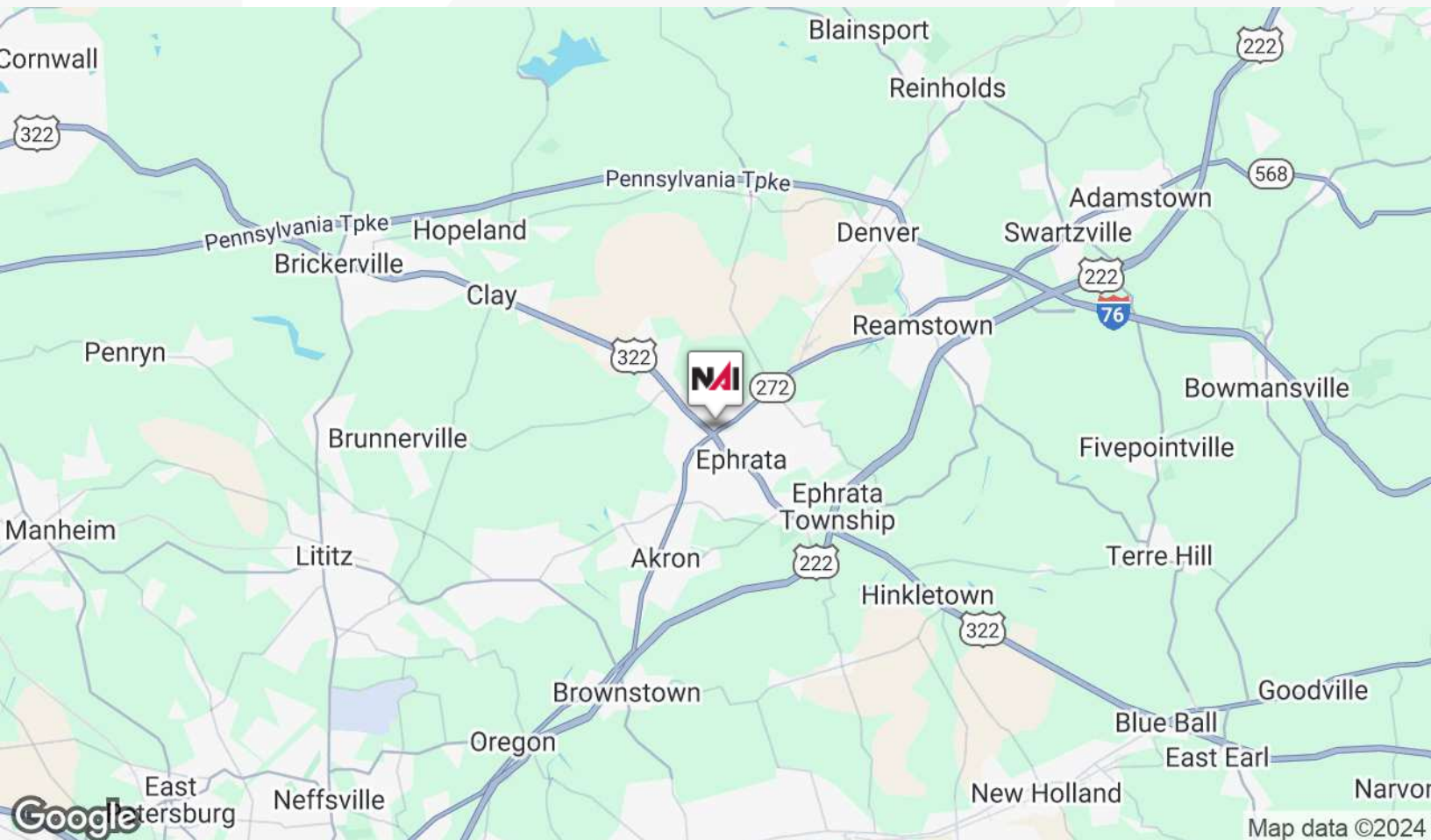
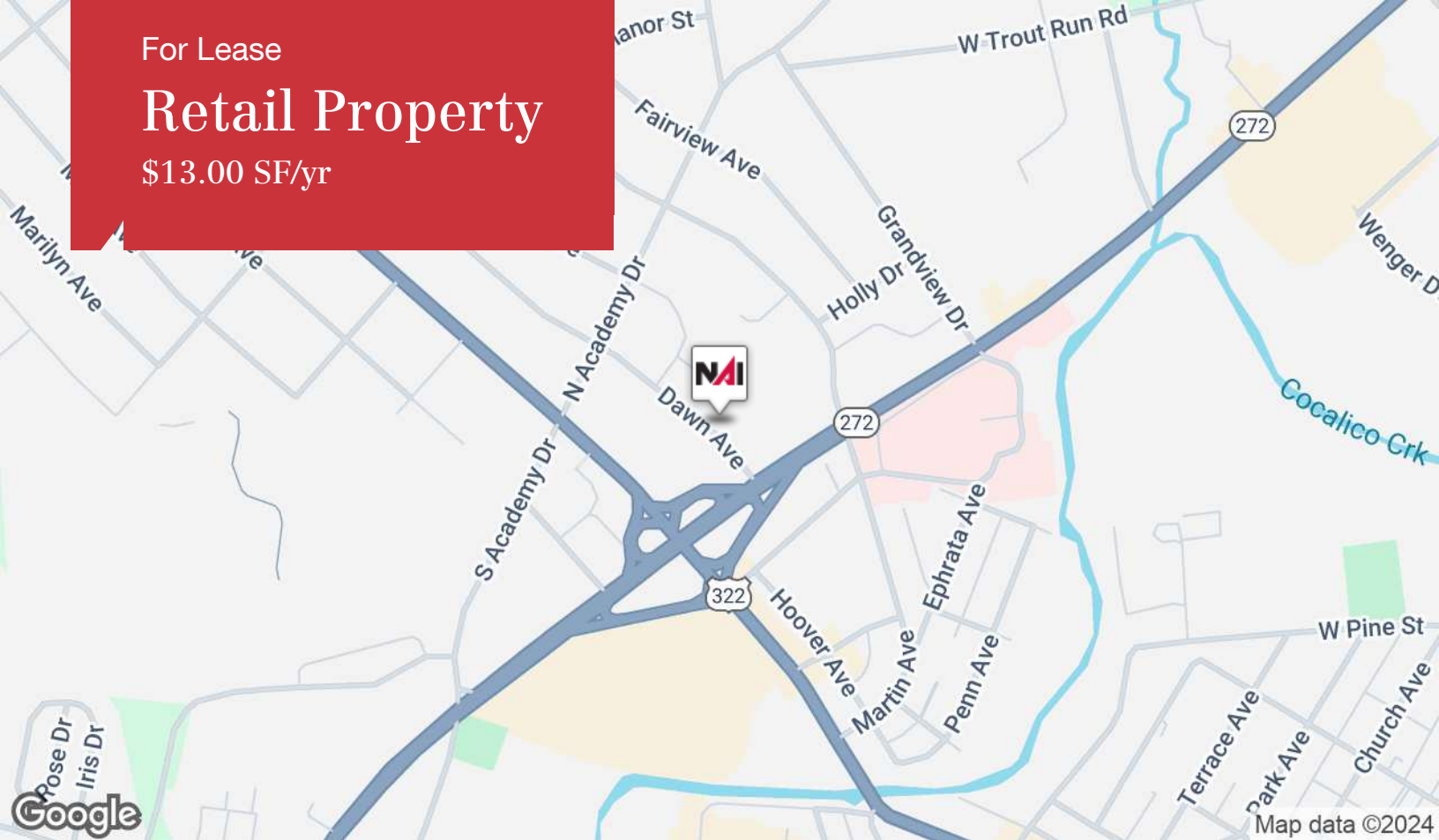
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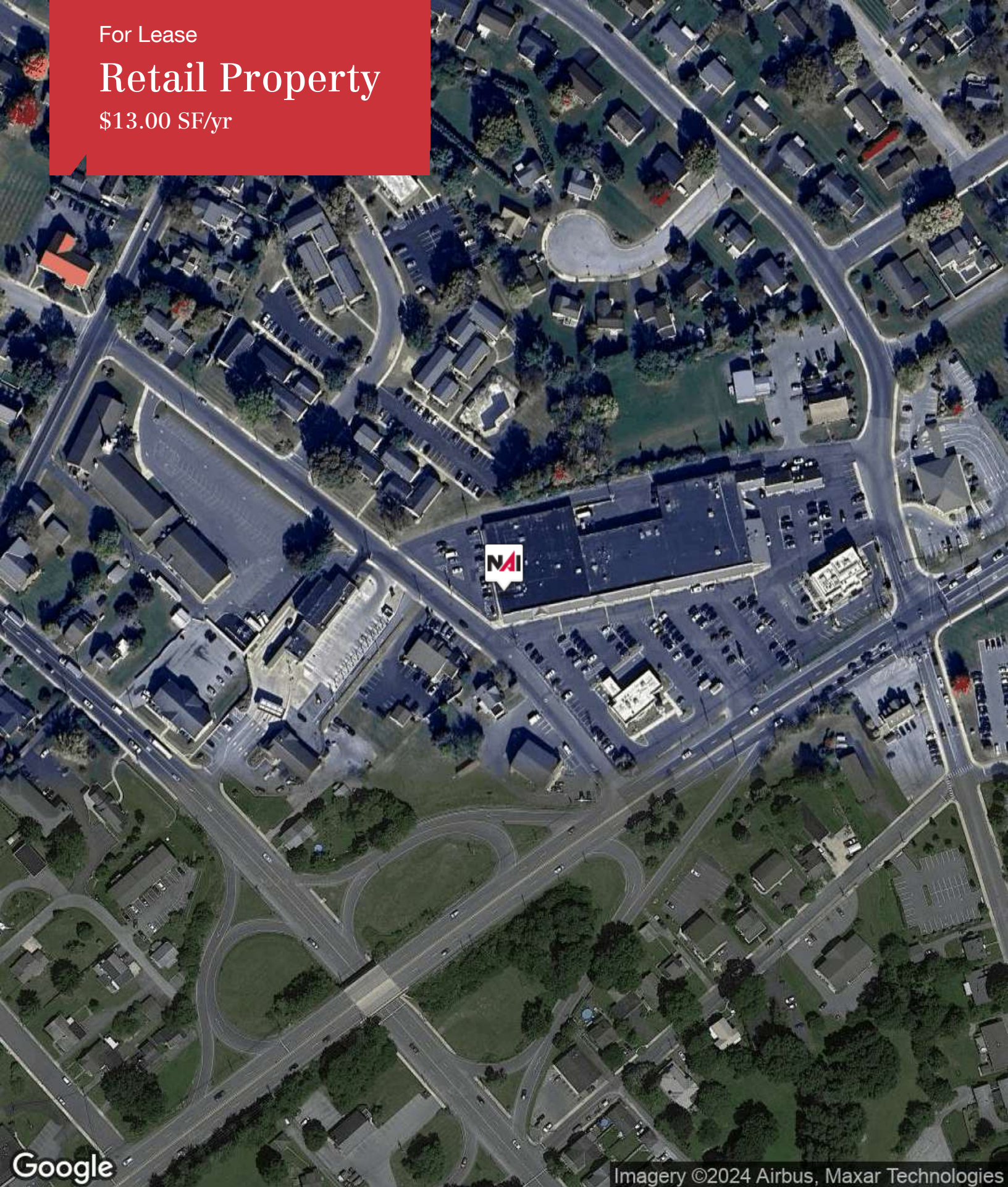
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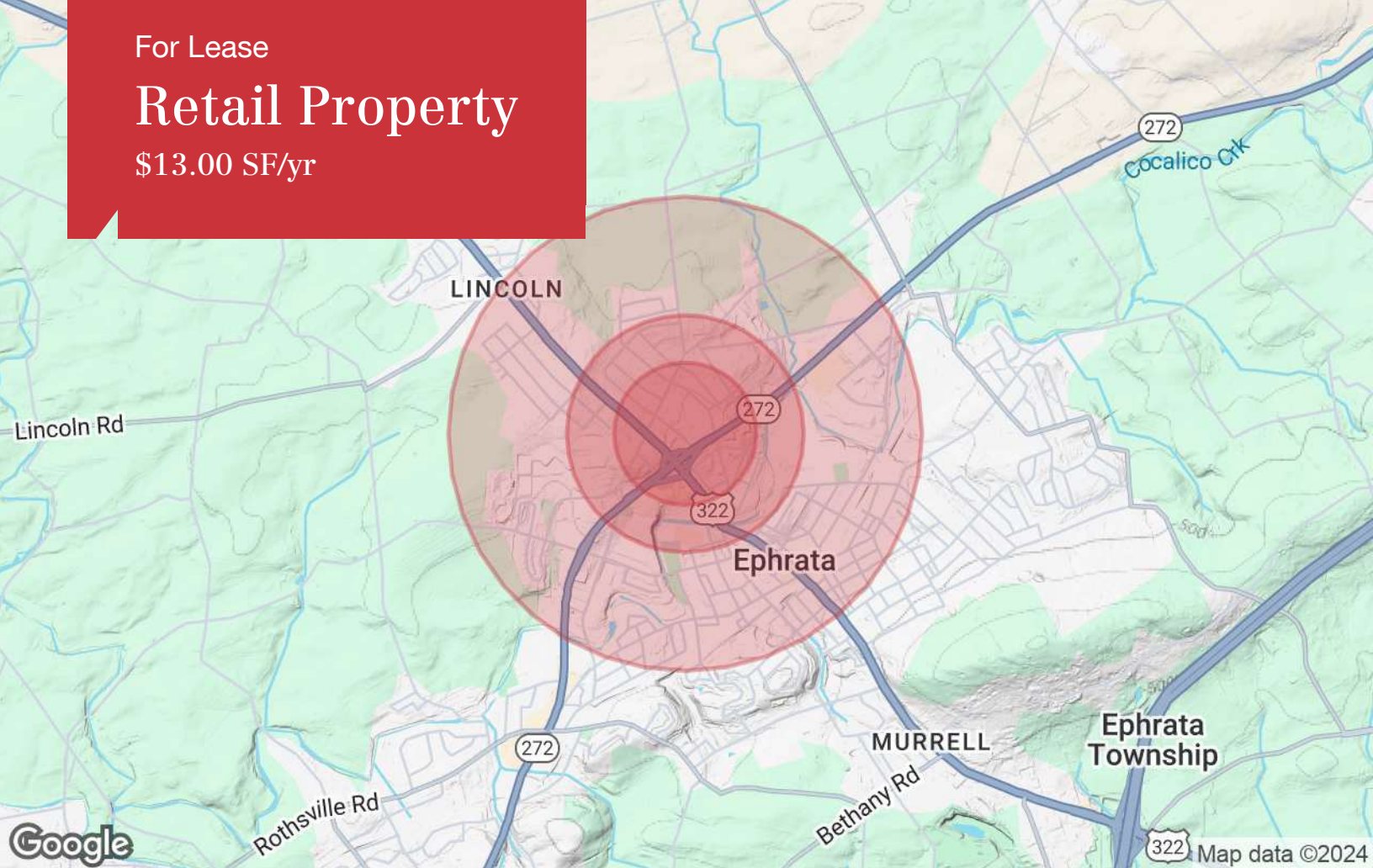
Google

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Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	825	1,757	10,749
MEDIAN AGE	41	41	41
MEDIAN AGE (MALE)	39	40	39
MEDIAN AGE (FEMALE)	42	43	42

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	352	720	4,342
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$87,330	\$84,655	\$80,559
AVERAGE HOUSE VALUE	\$284,811	\$291,561	\$272,285

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	87.4%	89.8%	91.8%
% BLACK	2.9%	2.2%	1.9%
% ASIAN	1.6%	1.5%	1.7%
% HAWAIIAN	0.1%	0.1%	0.0%
% INDIAN	0.0%	0.3%	0.5%
% OTHER	8.0%	6.2%	4.0%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	15.3%	11.8%	9.3%

* Demographic data derived from 2020 ACS - US Census