



## 38 Acres In Ephrata Twp

### Property Overview

A beautiful 38 acre parcel located in Ephrata Township, Lancaster County. The parcel is currently zoned Commercial, allowing for various commercial and retail uses. The property is located just off of Rt 272, the intersection of Trout Run Rd and RT 272 sees 15,000 VPD.

### For More Information

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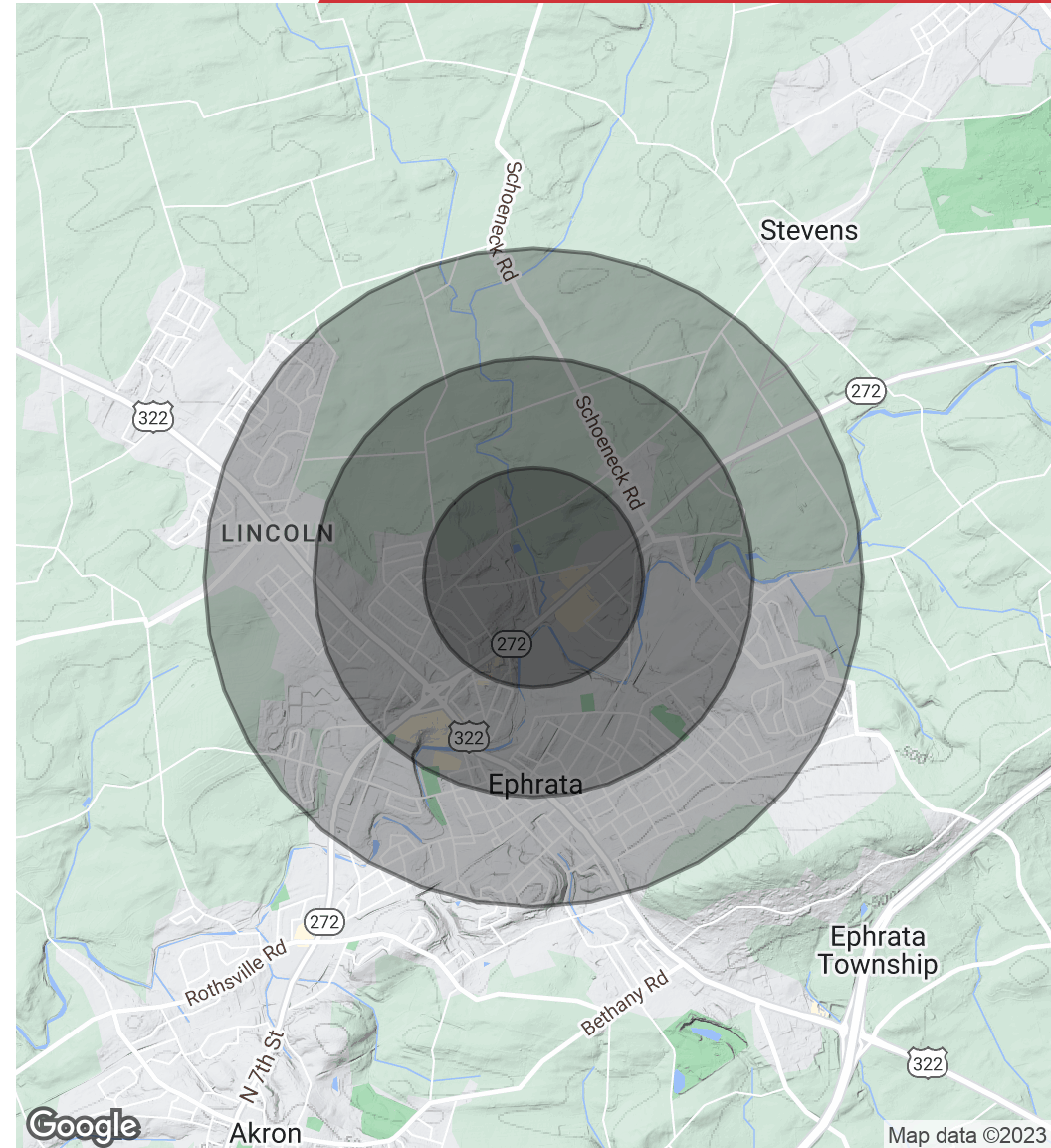
**Patrick Zerbe**

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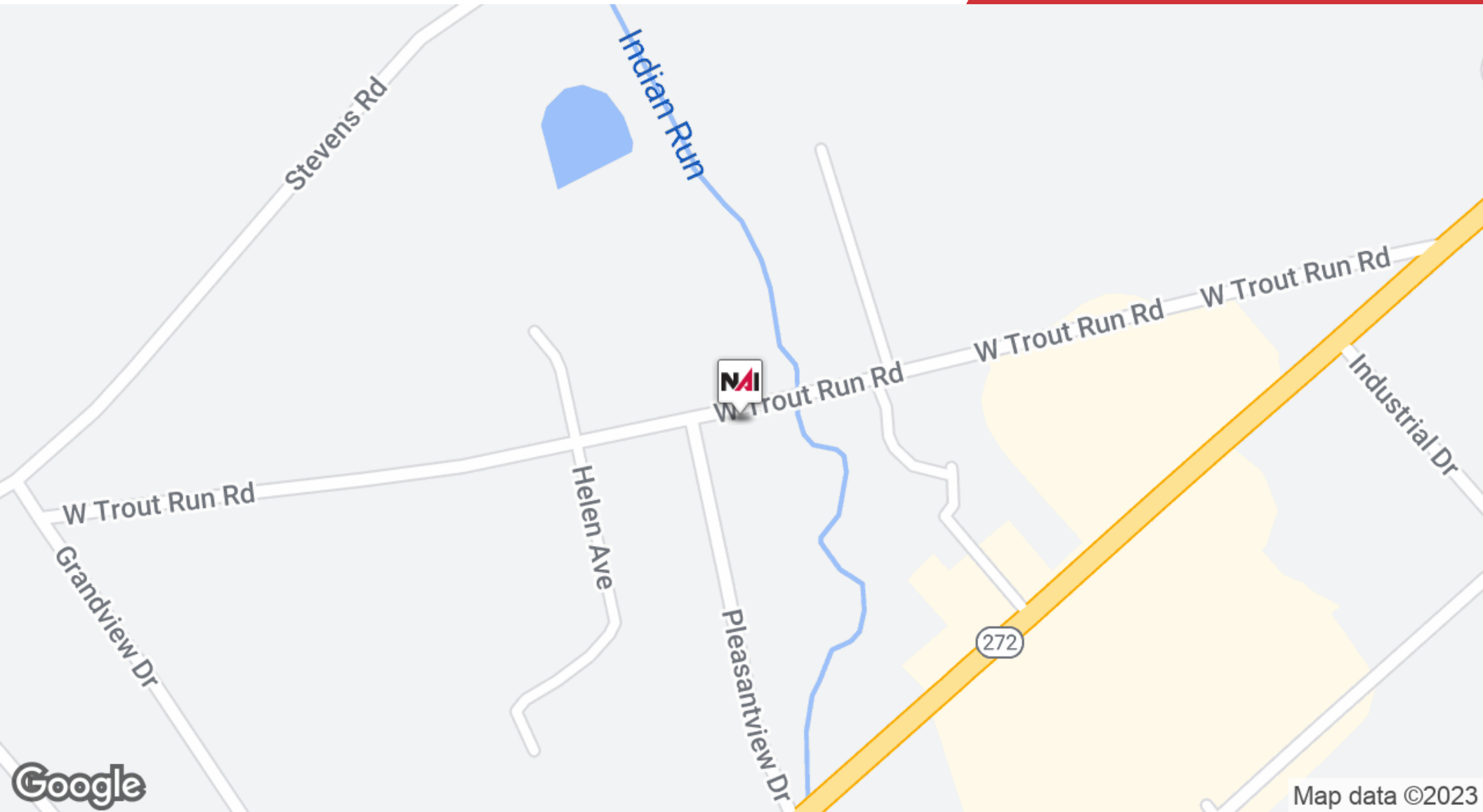
	0.5 Miles	1 Mile	1.5 Miles
<b>Population</b>			
<b>Total Population</b>	998	6,064	13,455
<b>Average Age</b>	37.3	38.0	38.4
<b>Average Age (Male)</b>	34.2	36.5	37.4
<b>Average Age (Female)</b>	37.9	38.6	38.5
<b>Households &amp; Income</b>			
<b>Total Households</b>	432	2,656	5,740
<b># of Persons per HH</b>	2.3	2.3	2.3
<b>Average HH Income</b>	\$80,627	\$70,004	\$70,618
<b>Average House Value</b>	\$219,597	\$188,112	\$183,646

\* Demographic data derived from 2020 ACS - US Census



For Sale

38 Acres | \$118,421 / AC  
Land Space



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