



114

EAST MAIN STREET
EPHRATA, PA



PPM
Real Estate, Inc.



CONTACT US FOR YOUR SHOWING

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com

PPM
Real Estate, Inc.



VERSATILE COMMERCIAL SPACE WITH RETAIL FRONTAGE ON MAIN STREET IN EPHRATA'S CENTRAL BUSINESS DISTRICT

±1,850 sq. ft.

(Can be leased separately: ±950 sq.ft. or ±900 sq. ft.)



Parking Free, shared parking in garage behind building and parking on the side of building

Zoning Central Business District



Features & Amenities Excellent signage
Visibility to 14,000+ vehicles per day
Walk Score: 72/100 - "Very Walkable"
Shared restrooms
Front-facing windows with ample natural light



RENT

\$2,400/month

Rent Includes:

RE Tax, water/sewer, gas, electric, trash, landscaping/snow, common area maintenance & building insurance

Tenant Pays:

Internet

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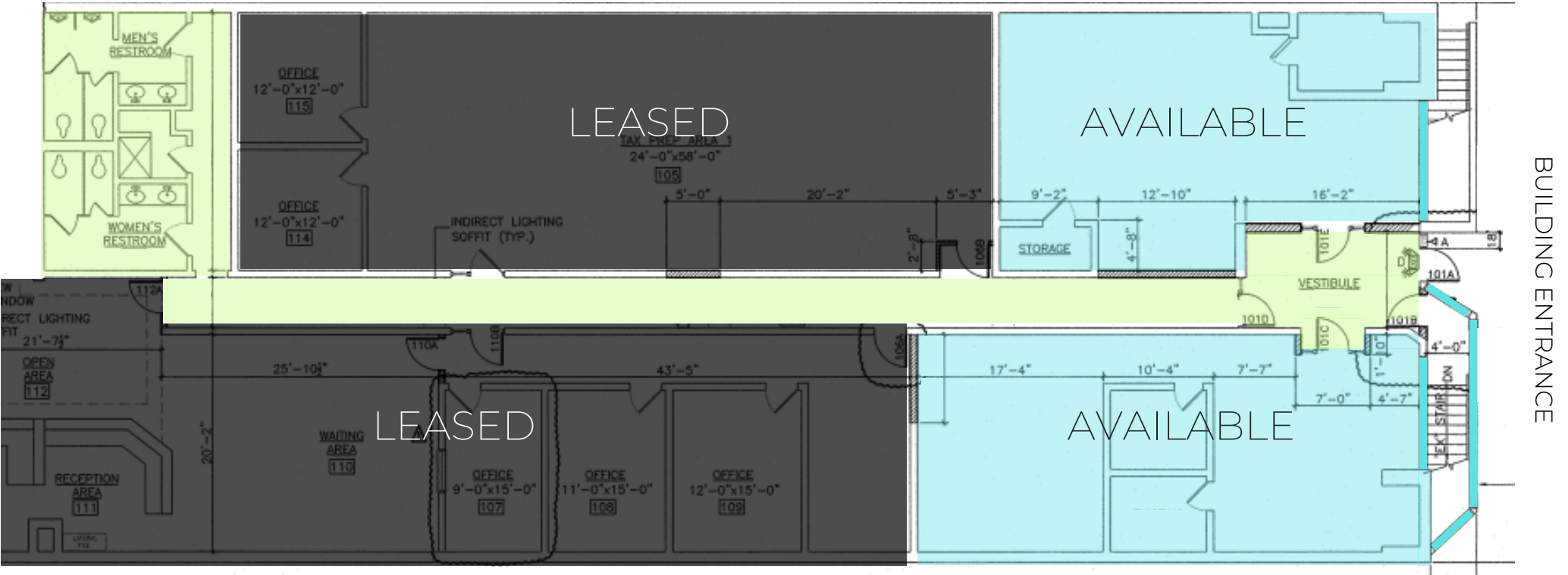
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FLOOR PLAN

SHARED RESTROOMS



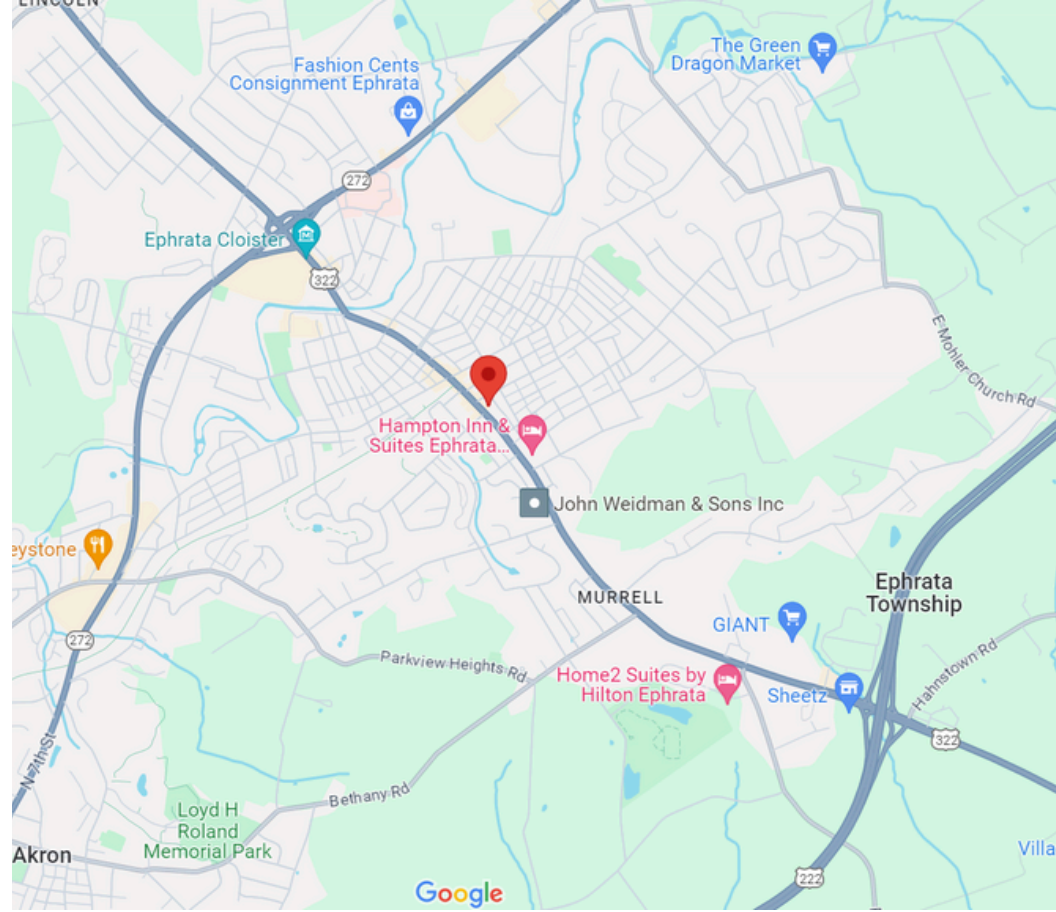
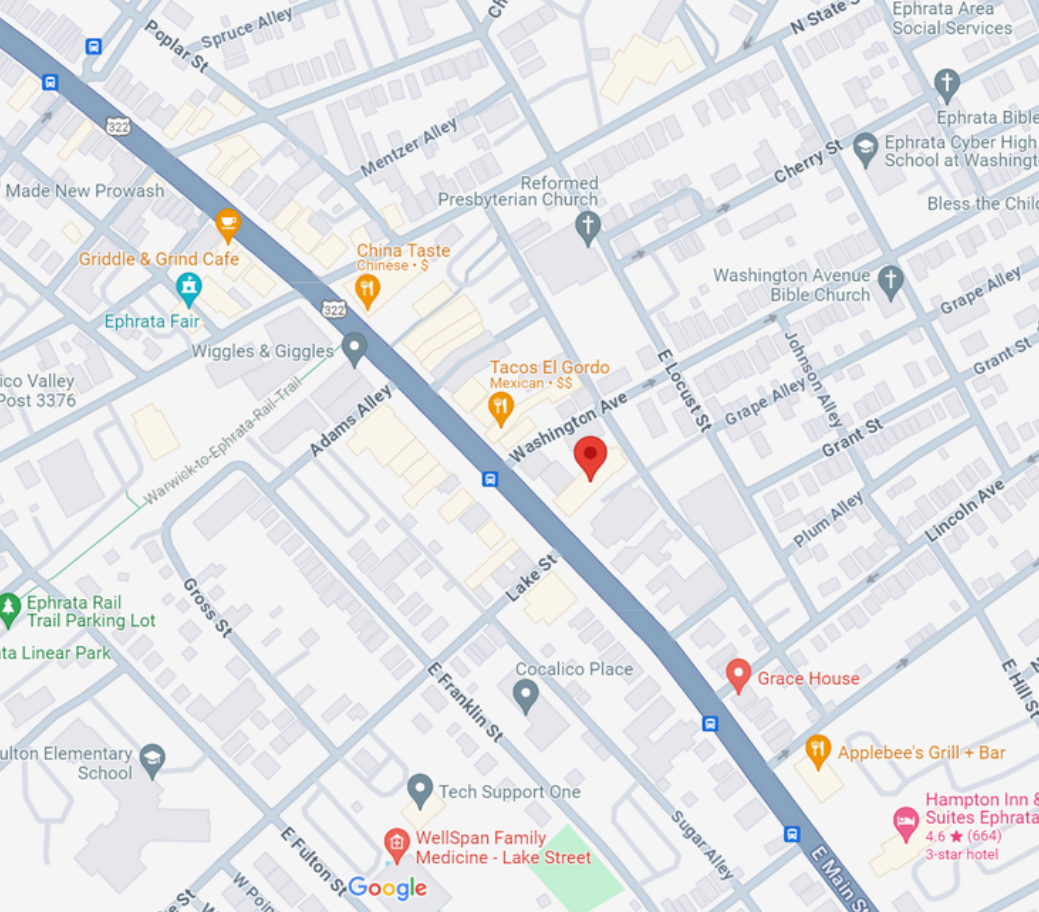
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Ephrata is located about 42 miles east of Harrisburg and 60 miles west-northwest of Philadelphia. The Ray Good Center is in the heart of downtown Ephrata on Main Street surrounded by businesses and walkable to many neighborhoods and other restaurants.

This address boasts a 72 Walk Score - "Very Walkable"

DEMOGRAPHICS

1 Mile Radius: Population: 23.8k | Median Age: 37 | Median Income: \$70k
 3 Mile Radius: Population: 47.5k | Median Age: 37 | Median Income: \$72k
 5 Mile Radius: Population: 91.2k | Median Age: 38 | Median Income: \$79k

(Source: Crexi Property Intelligence)

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ABOUT PPM REAL ESTATE, INC.

FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to unique strengths and opportunities.

COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for property buyers, sellers and business owners.

THOUGHTFUL

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.

COMMUNITY

Our community is where we live, work and grow. We greatly enjoy working with both for-profit and not-for-profit organizations. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

Please visit ppmproperties.com to learn more
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*Information herein and on listing sites is intended to be inclusive and accurate, however Tenant shall verify any information deemed important by Tenant.



Corinn Kirchner
Owner | Broker of Record
Corinn@ppmproperties.com



Alex (Alexandra) Ebert
Real Estate Agent
Alex@ppmproperties.com



Tracy Lin Horst
Owner | Associate Broker
Tracy@ppmproperties.com

