

EPHRATA COMMONS



100% OCCUPIED, GROCERY-ANCHORED SHOPPING CENTER

385 NORTH READING ROAD | LANCASTER COUNTY | EPHRATA, PENNSYLVANIA

Jones Lang LaSalle Americas, Inc ("JLL") is pleased to exclusively offer **Ephrata Commons** (the "Property"), a 54,810 square foot, grocery-anchored shopping center located in Ephrata, Lancaster County, Pennsylvania. The 100%-occupied Property is anchored by Redner's Warehouse Markets, a leading regional grocery brand which accounts for over 74% of the gross revenue. The grocer has served the community for nearly 33 years and has over five years remaining on its term. The remaining tenant base consists of 96% essential tenant base who continue to operate business through the Covid-19 pandemic.

Ephrata Commons offers investors the opportunity to acquire a long-tenured grocery-anchored center with an ideal anchor to inline ratio that eliminates big box risk and features a strong history of high occupancy. The Property's strategic location along Route 272, (+15,105 VPD), offers significant linear road frontage in a highly-trafficked and visible location. The immediate trade area represents an established residential and commercial corridor within the second largest borough in Lancaster County.

The investment offering allows investors to secure a durable income stream through a regional grocer and recession proof essential tenant base.

54,810 SF
GROSS LEASEABLE AREA

100%
CURRENT OCCUPANCY

5.0 Acres
TOTAL ACREAGE

1986
YEAR BUILT

231 Spaces
PARKING (4.21 / 1,000 SF)



96%
ESSENTIAL TENANT BASE THAT
REMAINED OPEN DURING COVID-19



Redner's
ANCHOR TENANT

INVESTMENT ADVISORY

JIM GALBALLY
Senior Managing Director
215.988.5551
james.galbally@am.jll.com

CHRIS MUNLEY
Senior Managing Director
484.532.4207
c.munley@am.jll.com

COLIN BEHR
Senior Director
215.399.1819
colin.behr@am.jll.com

JAMES GRAF
Associate
484.532.4168
james.graf@am.jll.com

FINANCING

CHAD ORCUTT
Senior Managing Director
610.909.6484
chad.orcutt@am.jll.com

MICHAEL PAGNUCCI
Director
484.532.4172
michael.pagnucci@am.jll.com