

FOR LEASE

± 12,700 SF

RETAIL / FLEX BUILDING



518 North Reading Road
Ephrata, PA 17522

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SALIENT INFORMATION

PROPERTY:	518 North Reading Road, Ephrata, PA 17522 Ephrata Township, Lancaster County	
LEASE PRICE:	\$12.95 PSF NNN	
SPACE AVAILABLE:	12,700 SF	
LAND AREA:	± 1.93 Acres	
DOORS:	One (1) Dock Door - 6 Feet Two (2) Dock Doors - 7 Feet	
CEILING HEIGHT:	10' Clear Height	
POWER:	120 Amp / 240 Volt, 3-Phase	
WATER & SEWER:	Well Water, Septic Tank	
PARKING:	44 Spaces	
YEAR BUILT:	1955	
TAX PARCEL:	270-88541-0-0000	
ZONING:	C - Commercial	
TRAFFIC COUNT:	North Reading Road (PA Route 272)	15,348 Vehicles Per Day (Sept. 2025) (Both Directions)
COMMENTS:	Freestanding retail/flex building in high traffic location (15,000+ VPD) on North Reading Road. Includes an ample mix of showroom/office and warehouse/workshop space with three (3) dock doors. Permitted uses include retail sales, contractor offices, professional services and many more.	

PHOTOGRAPHS



PHOTOGRAPHS



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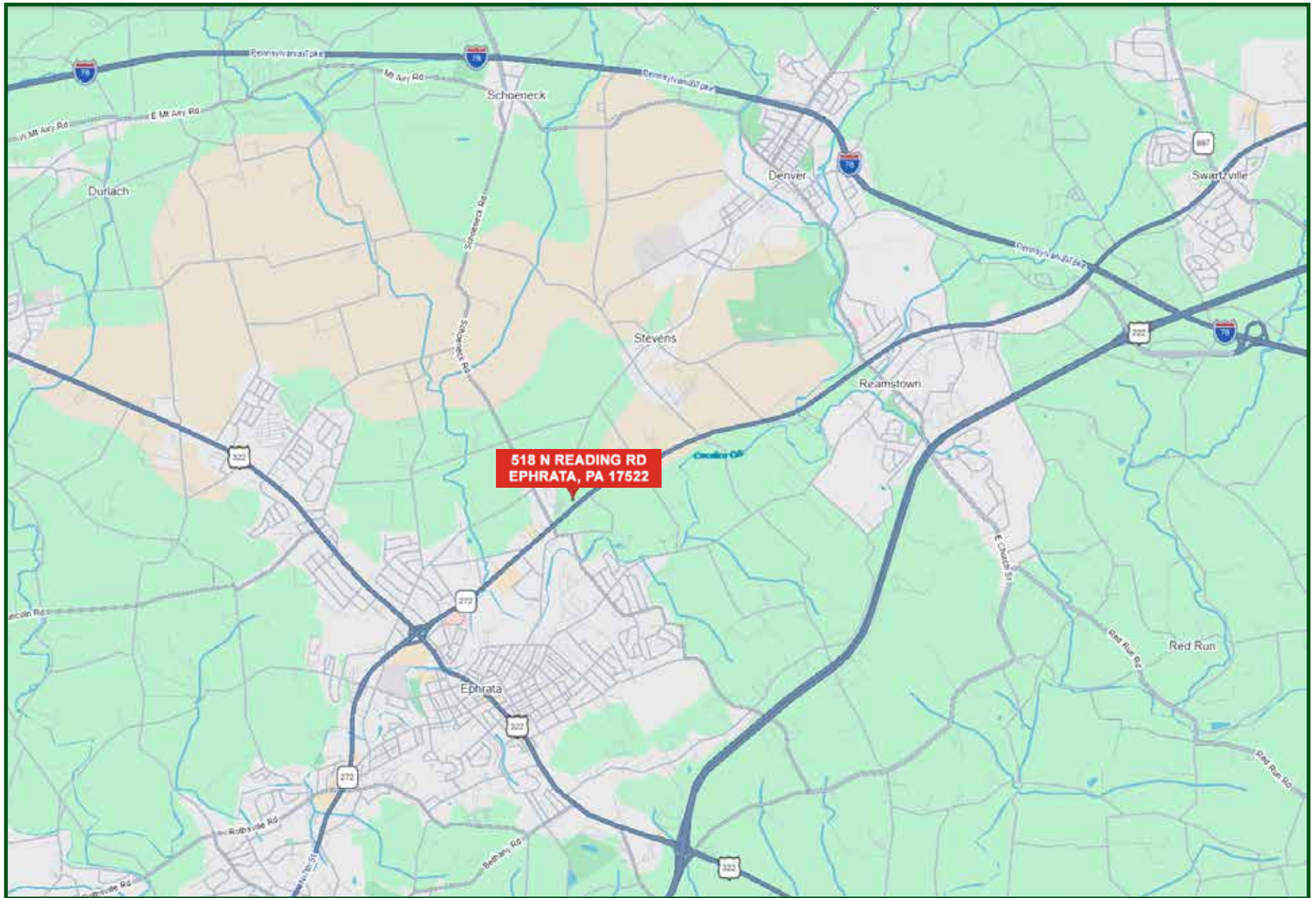
AERIAL TAX MAP



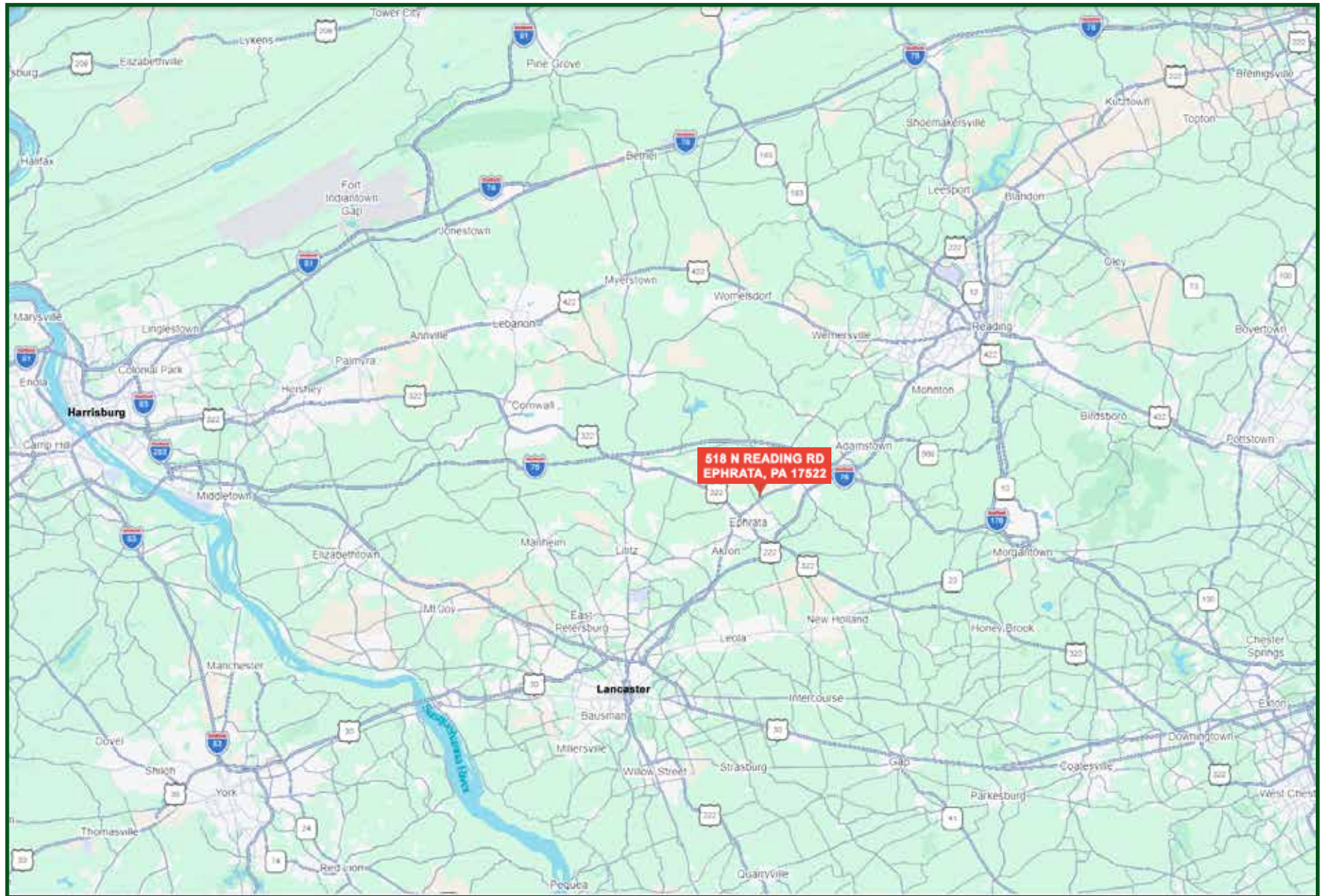
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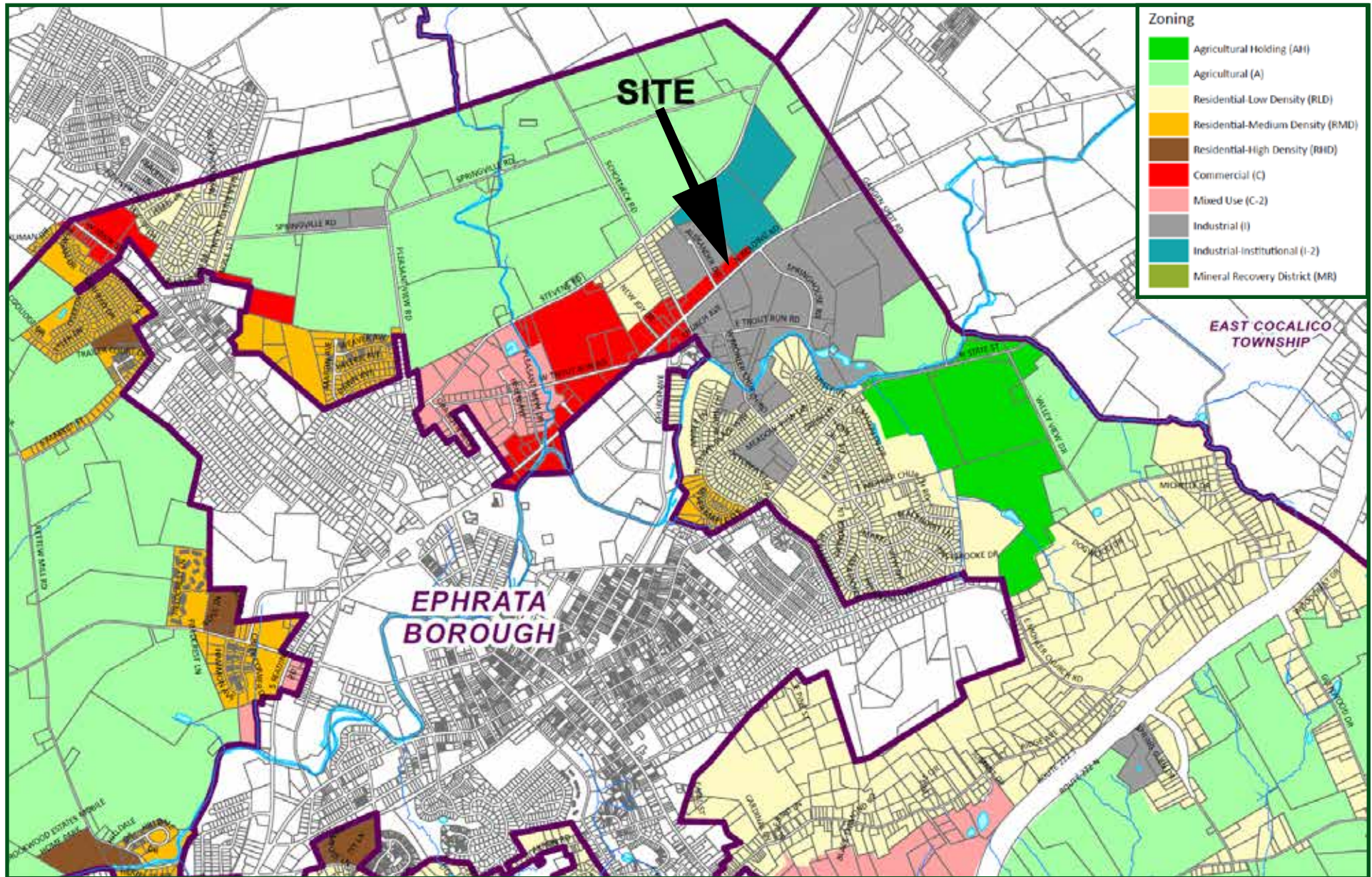
LOCAL MAP



REGIONAL MAP



ZONING MAP (Ephrata Township)



D. Parking and Loading Requirements

Off-street parking and loading requirements shall be provided in accordance with Section 508 of this Ordinance.

E. Signs

All proposed signs shall conform to the requirements of Section 507 of this Ordinance.

Section 405. COMMERCIAL (C) DISTRICT

A. Specific Intent

These districts are designed for commercial uses that are dependent on highway traffic or need open areas for display of merchandise.

B. Uses and Structures

1. Permitted land and buildings in a C District may be used for the following purposes and not others:
 - a. Business, professional or governmental office or studio (see Section 637).
 - b. Banks, savings and loan associations, finance companies and similar types of businesses (see Section 637).
 - c. Personal and household service establishments such as, but not limited to, barber shops, beauty shops, laundromats, laundry and dry cleaning shops, restaurants, tailor and seamstress shops, taverns, hotels, motels, and other places of lodging.
 - d. Offices of plumbers, masons, carpenters, heating contractors and similar personnel.
 - e. Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco (see Section 637).
 - f. Shops for the repair of goods permitted to be sold by letter e above. All activities shall be performed and all parts stored within the building or screened from view so as not to be visible from public streets or adjacent properties.
 - g. Motor vehicular and mobile home/modular dwelling sales agency (see Section 637).
 - h. Wholesaling businesses.
 - i. Automobile/truck service and repair facilities (see Section 612).

Ephrata Township Zoning Ordinance

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- j. Automobile filling stations (see Section 611).
- k. Essential services buildings and structures (see Section 627).
- l. Churches and related uses (see Section 619).
- m. Existing agricultural operations.
- n. Veterinary offices or animal hospitals (see Section 609).
- o. Farm Equipment Sales and Service (see Section 629).
- p. Customary accessory uses and buildings incidental to the above permitted uses.

2. SPECIAL EXCEPTIONS - the following uses are permitted subject to the issuance of a permit by the Zoning Hearing Board (See Article VI).

- a. Billboards (see Section 614).
- b. Amusement arcades (see Section 608).
- c. Recreation facilities including bowling alleys, miniature golf courses, driving ranges and similar uses (see Section 639).
- d. Shopping centers (see Section 646).
- e. Life-care facilities (see Section 634).
- f. Nursing, rest, or retirement homes (see Section 641).
- g. Commercial communications antennas (see Section 624).
- h. Self-service storage facilities (see Section 649).
- i. Golf courses, parks and recreational areas (see Section 639).
- j. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.

3. CONDITIONAL USES - the following uses are permitted subject to the issuance of a Conditional Use permit by the Board of Supervisors (See Article VI).

- a. Commercial regional impact developments (see Section 623).

C. Lot, Yard, and Height Requirements

1. Lot Requirements

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DEMOGRAPHICS

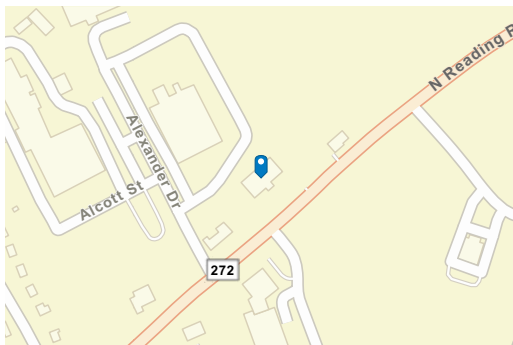
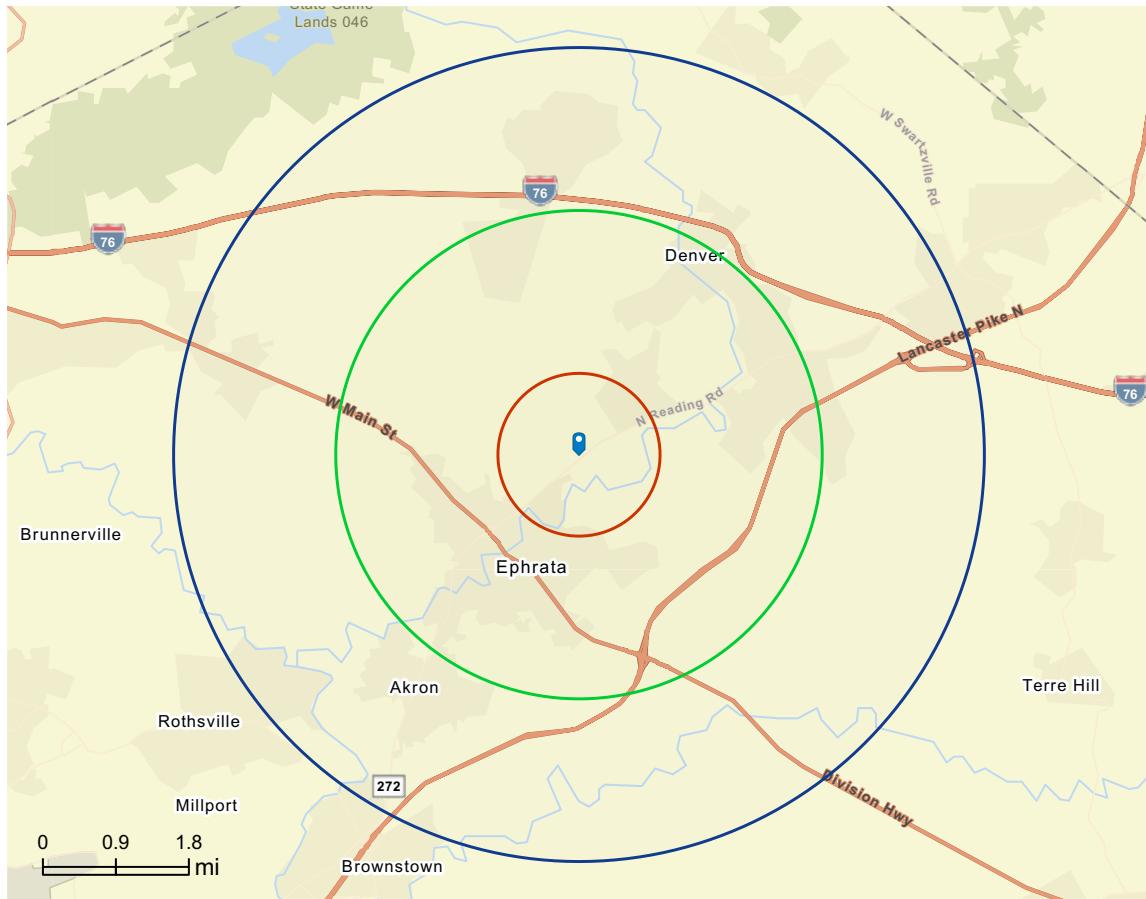
Site Map

518 N Reading Rd, Ephrata, Pennsylvania, 17522

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 40.19933
Longitude: -76.16638



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Executive Summary

518 N Reading Rd, Ephrata, Pennsylvania, 17522

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	2,074	31,478	54,211
2020 Male Population	49.5%	49.0%	49.2%
2020 Female Population	50.5%	51.0%	50.8%
2026 Population	2,087	32,250	55,030
2026 Male Population	50.4%	49.7%	49.8%
2026 Female Population	49.6%	50.3%	50.2%
2031 Population	2,111	32,732	55,573
2031 Male Population	50.1%	49.5%	49.6%
2031 Female Population	49.9%	50.5%	50.4%
2010-2020 Annual Rate	2.18%	0.51%	0.50%
2020-2026 Annual Rate	0.10%	0.39%	0.24%
2026-2031 Annual Rate	0.23%	0.30%	0.20%

In the identified area, the current year population is **55,030**. In 2020, the Census count in the area was **54,211**. The rate of change since 2020 was **0.24%** annually. The five-year projection for the population in the area is **55,573** representing a change of **0.20%** annually from 2026 to 2031. Currently, the population is **49.8%** male and **50.2%** female.

Median Age

2026 Median Age	38.9	40.7	40.1
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The median age in this area is **40.1**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	85.8%	87.3%	88.3%
2026 Black Alone	2.1%	1.7%	1.6%
2026 American Indian Alone	0.1%	0.3%	0.2%
2026 Asian Alone	3.7%	2.0%	2.0%
2026 Pacific Islander Alone	0.1%	0.0%	0.1%
2026 Some Other Race Alone	2.4%	2.6%	2.4%
2026 Two or More Races	5.9%	6.0%	5.4%
2026 Hispanic Origin	7.0%	7.1%	6.3%
2026 Diversity Index	35.4	33.5	30.8

Persons of Hispanic origin represent **6.3%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **30.8** in the identified area, compared to **73.0** for the U.S. as a whole.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

Executive Summary | 518 N Reading Rd, Ephrata, Pennsylvania, 17522 | Rings: 1, 3, 5 mile radii

Households	1 mile	3 miles	5 miles
2026 Wealth Index	103	73	79
2010 Total Households	573	11,672	19,378
2020 Total Households	706	12,439	20,567
2026 Total Households	717	12,852	21,128
2031 Total Households	731	13,123	21,456
2010-2020 Annual Rate	2.11%	0.64%	0.60%
2020-2026 Annual Rate	0.25%	0.52%	0.43%
2026-2031 Annual Rate	0.39%	0.42%	0.31%
2026 Average Household Size	2.91	2.47	2.57

The household count in this area has changed from **20,567** in 2020 to **21,128** in the current year, a change of **0.43%** annually. The five-year projection of households is **21,456**, a change of **0.31%** annually from the current year total. Average household size is currently **2.57**, compared to **2.60** in the year 2020. The number of families in the current year is **14,554** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	19.4%	23.4%	23.3%
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Median Household Income

2026 Median Household Income	\$105,913	\$78,785	\$82,208
2031 Median Household Income	\$116,726	\$87,987	\$93,362
2026-2031 Annual Rate	1.96%	2.23%	2.58%

Average Household Income

2026 Average Household Income	\$120,617	\$96,772	\$102,087
2031 Average Household Income	\$134,472	\$107,004	\$113,789
2026-2031 Annual Rate	2.20%	2.03%	2.19%

Per Capita Income

2026 Per Capita Income	\$42,235	\$38,545	\$39,431
2031 Per Capita Income	\$47,345	\$42,843	\$44,166
2026-2031 Annual Rate	2.31%	2.14%	2.29%

Income Equality

2026 Gini Index	36.4	37.4	38.3
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 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

Executive Summary | 518 N Reading Rd, Ephrata, Pennsylvania, 17522 | Rings: 1, 3, 5 mile radii

Households by Income

Current median household income is **\$82,208** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$93,362** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$102,087** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$113,789** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$39,431** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$44,166** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	115	95	96
2010 Total Housing Units	591	12,156	20,150
2010 Owner Occupied	471	8,050	13,969
2010 Renter Occupied	102	3,623	5,409
2010 Vacant	18	484	772
2020 Housing Units	722	12,881	21,308
2020 Owner Occupied	580	8,368	14,429
2020 Renter Occupied	126	4,071	6,138
2020 Vacant	13	452	722
2026 Housing Units	730	13,262	21,788
2026 Owner Occupied	595	8,839	15,108
2026 Renter Occupied	122	4,013	6,020
2026 Vacant	13	410	660
2031 Total Housing Units	746	13,578	22,174
2031 Owner Occupied	611	9,131	15,471
2031 Renter Occupied	120	3,992	5,986
2031 Vacant	15	455	718

Socioeconomic Status

2026 Socioeconomic Status Index	48.8	50.6	51.2
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Currently, **81.5%** of the **21,788** housing units in the area are owner occupied; **16.7%** renter occupied; and **1.8%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **21,308** housing units in the area and **13** vacant housing units. The annual rate of change in housing units since 2020 is **0.36%**. Median home value in the area is **\$325,581**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **1.02%** annually to **\$367,344**.

 **Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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