

Commercial Real Estate

*20th Anniversary Celebration*

## MILLSTONE BUSINESS CENTER

Total GLA: ± 9,000 SF

Ephrata, PA 17522

(Ephrata Boro)

1635 W. Main Street – U.S. Route 322



### SPACE AVAILABLE:

- ± 2,700 SF

### 2010 DEMOGRAPHICS:

|                    | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------|----------|----------|----------|
| Population         | 2,734    | 27,649   | 55,129   |
| Avg. HH Income     | \$81,973 | \$63,056 | \$66,877 |
| Daytime Population | 1,224    | 14,513   | 24,327   |

Traffic Count U.S. Route 322: 16,000 vehicles per day

### Millstone Business Center

This property is located along U.S. Route 322 in Ephrata, PA with great visibility and road frontage.

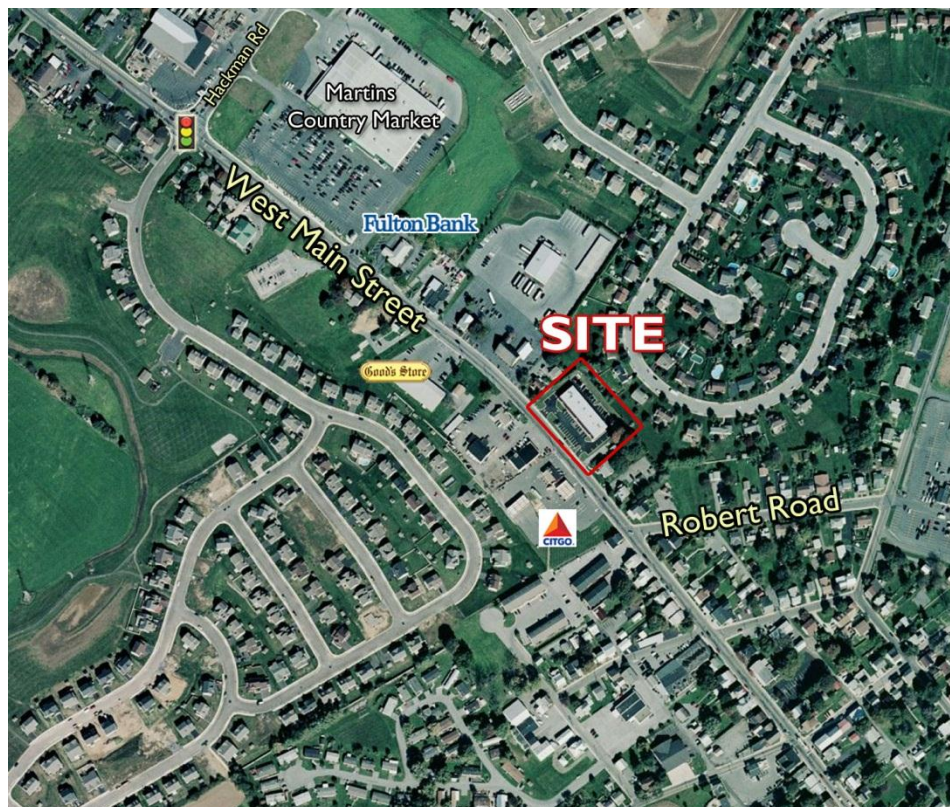
The building has ± 2,700 square feet available. Ideal retail or medical use.

Pylon sign space available and over 58 parking spaces.

Lancaster General Health is the anchor at the center.

**Zoned: Commercial**

\*See reverse side for **Photos**





## MILLSTONE BUSINESS CENTER

1635 West Main Street, Ephrata

For Lease: ± 2,700 SF



Office Area



**LMS**  
Commercial Real Estate  
*20th*  
Anniversary Celebration  
www.LMS-PMA.com

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