

For Sale

717.293.4477



124 & 130 EAST MAIN STREET  
131 LOCUST STREET  
EPHRATA, PA 17522

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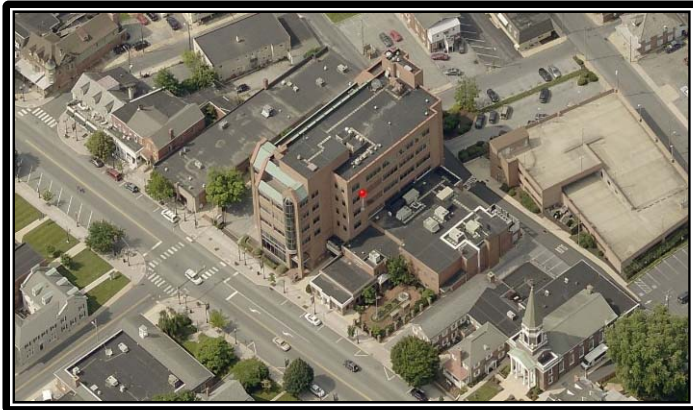
- Property Information Sheets
- Property Photos
- Potential Income Statement
- 2019 Estimated Operating Budget
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- ESRI Site Map
- ESRI Executive Summary
- Floor Plans
  - 124 East Main Street
  - 130 East Main Street

For Sale

124 & 130 East Main Street  
131 Locust Street  
Ephrata, PA 17522



▶ *Two Building, Three Parcel Sale/Investment  
Class A/Full Leaseback Office & Parking Garage*



*124 & 130 East Main Street  
131 Locust Street  
Ephrata, PA 17522*

**Available Square Feet:**

64,120 SF at 124 East Main Street  
24,582 SF at 130 East Main Street

**Sale Price:**  
\$5,200,000

**Description:**

Sale/partial leaseback of two properties with credit worthy tenants. 130 East Main Street to be leased back. Sale includes a 132 space parking garage.

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<u>124 EAST MAIN STREET</u>	<u>TOTAL SQUARE FEET</u>	<u>AVAILABLE SPACE FOR POTENTIAL USERS</u>
Total Gross Square Feet	64,120 square feet	
First Floor Gross Square Feet	11,189 square feet	7,140 square feet leased to theater
Second Floor Gross Square Feet	7,754 square feet	6,588 square feet (restaurant) 1,210 square feet 399 square feet
Third Floor Gross Square Feet	11,463 square feet	1,089 square feet leased to the Ephrata Chamber of Commerce 8,541 & 2,564 square feet
Fourth Floor Gross Square Feet	12,375 square feet	13,656 square feet leased to the Ephrata National Bank
Fifth Floor Gross Square Feet	12,385 square feet	13,639 square feet currently occupied by Windstream
Sixth Floor Gross Square Feet	8,954 square feet	9,918 square feet
Basement	9,256 square feet	

**BUILDING INFORMATION**

Year Constructed	1993
Floor Type	Concrete with marble, tile and carpet
Elevator	Two passenger elevators and one freight elevator
Number of Floors	Six
Ceiling Height	10 feet (14 feet to deck)
Ceiling Type	Predominantly acoustic ceiling panels, coffered ceilings on sixth floor
Sprinklered (Wet/Dry)	Wet
Heating	Electric boiler with water baseboard
Air Conditioning	Two roof-top water towers with two Trane chillers
Roof	Fully adhered single ply membrane over rigid insulation on 1 - 1½" metal deck
Wall Finishes	Varies
Lighting	Fluorescent
Dimensions	98' tall building with approximately 14' per floor
Electric	Back-up generators – heavy power, 480 volt
Water & Sewer	Public
Gas	UGI coming soon

## **130 EAST MAIN STREET**

Basement Level	7,589 square feet
First Floor	9,404 square feet
Second Floor	7,589 square feet
Total Square Feet	24,582 square feet
Leaseback	24,582 square feet leaseback to Windstream

## **BUILDING INFORMATION**

Year Constructed	Built in 1932 and renovated in 1977
Floor Type	Concrete
Elevator	Yes
Number of Floors	Three
Ceiling Height	10 feet
Sprinklered	Yes
Heating	Forced air
Air Conditioning	Chilled water
Wall Finishes	Brick
Lighting	Fluorescent
Electric	PP&L
Water & Sewer	Public
Gas	UGI coming soon

**131 LOCUST STREET**

Parking Two-story parking garage with 132 parking spaces

**SITE INFORMATION**

Tax Account# 260-60091-0-0000 (124 East Main Street)  
260-66316-0-0000 (130 East Main Street)  
260-81003-0-0000 (garage)

Zoning Central Business District (CBD)

Acres .96 acre

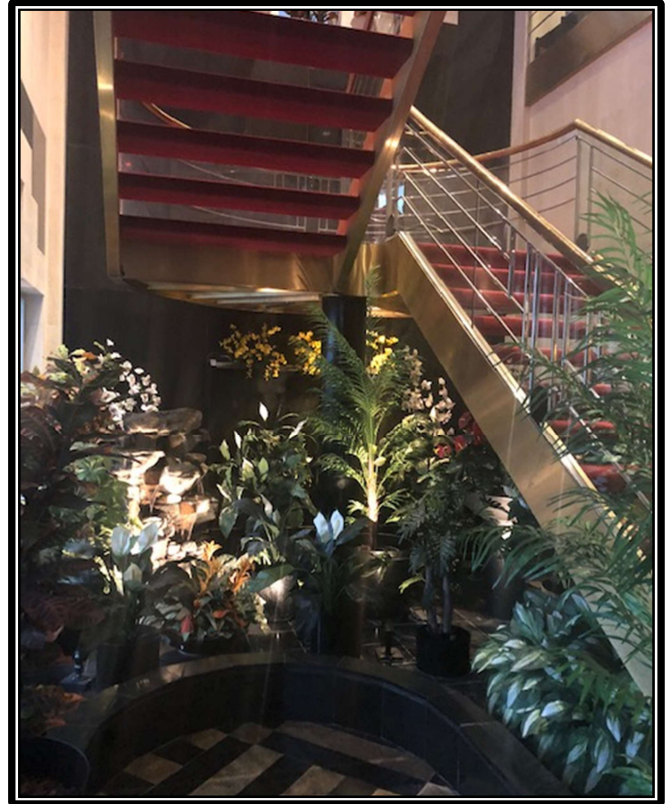
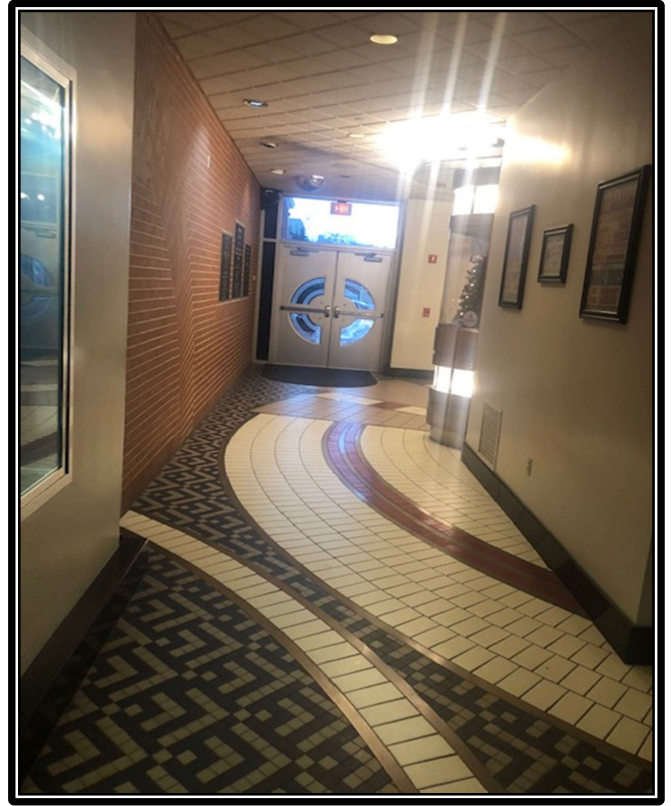
Road Frontage Main Street frontage; garage entrance is off Locust Street

Other

- Windstream will retain 130 East Main Street in a leaseback
- Back-up generator for energy system
- Reverse osmosis drinking system
- Dressing rooms, rehearsal area and restrooms in lower level to support theater space

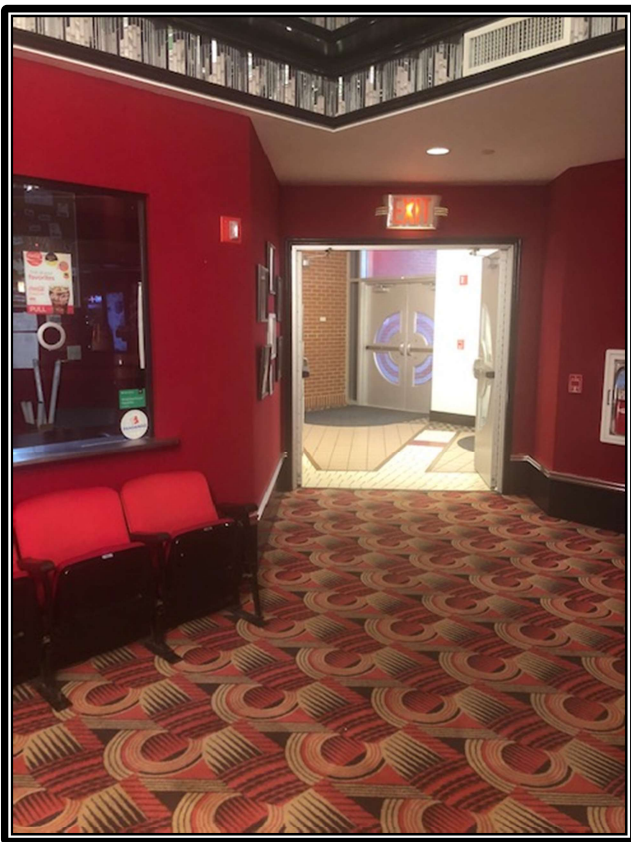
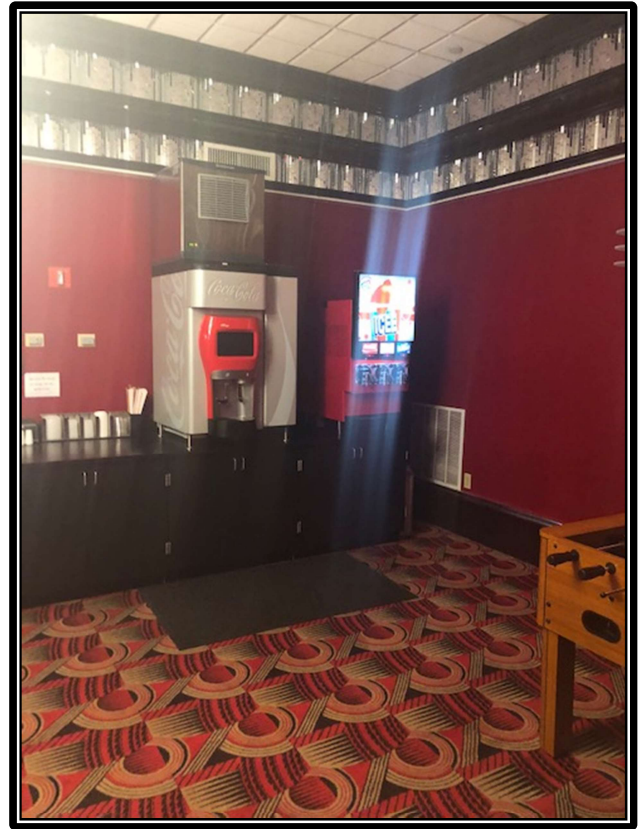
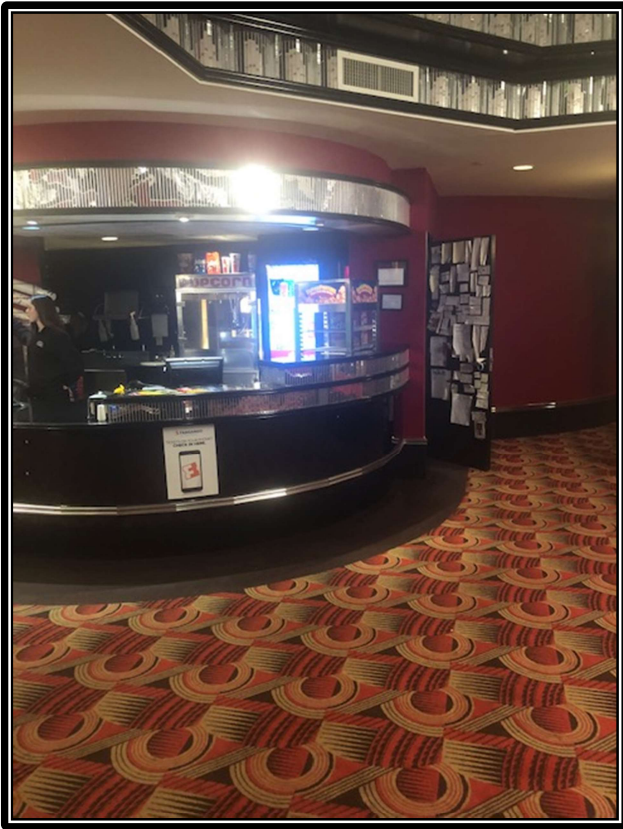
124 West Main Street  
First Floor

124 & 130 East Main Street  
131 Locust Street  
Ephrata, PA 17522



124 East Main Street  
First Floor

124 & 130 East Main Street  
131 Locust Street  
Ephrata, PA 17522





124 East Main Street  
Second Floor

124 & 130 East Main Street  
131 Locust Street  
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124 East Main Street  
Second Floor

124 & 130 East Main Street  
131 Locust Street  
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124 East Main Street  
Second Floor - Restaurant

124 & 130 East Main Street  
131 Locust Street  
Ephrata, PA 17522



124 East Main Street  
Third Floor - Vacancy

124 & 130 East Main Street  
131 Locust Street  
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124 East Main Street  
Fourth Floor

124 & 130 East Main Street  
131 Locust Street  
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124 East Main Street  
Sixth Floor

124 & 130 East Main Street  
131 Locust Street  
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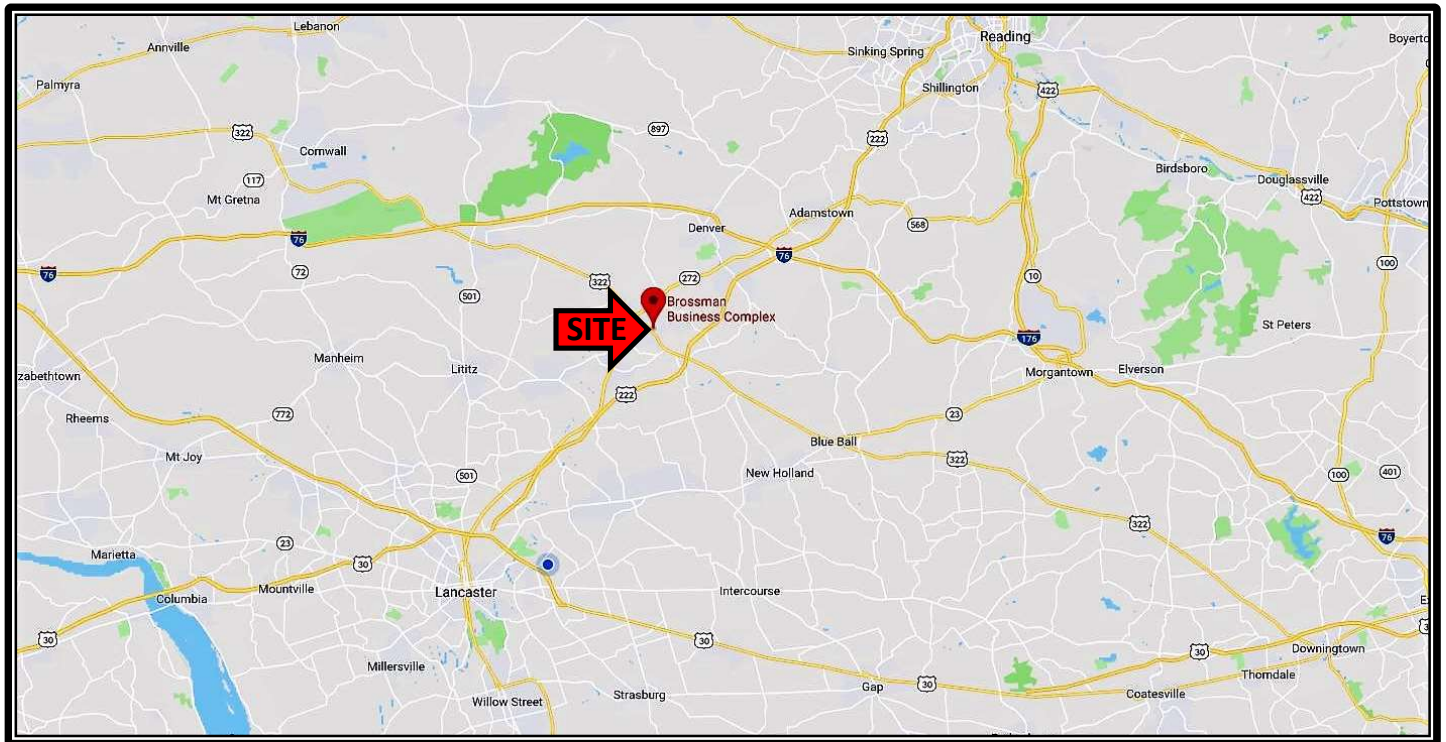


124 East Main/Brossman Center				
	Usable SF	Rentable SF	Gross Rent /SF	Annual Rent
<b>First Floor</b>				
Theater	6,579	7,140	\$ 17.95	\$ 128,163.00
<b>Second Floor</b>				
Restaurant and kitchen	4,165	6,588	\$ 17.95	\$ 118,254.60
Theater projection	765	1,210	\$ -	\$ -
Leasable office (front)	252	399	\$ -	\$ -
SF per floor	5,182	7,754		
<b>Third Floor</b>				
Chamber	766	1,089	\$ -	\$ -
Tenant space #1	6,006	8,541	\$ 17.95	\$ 153,310.95
Tenant space #2	1,803	2,564	\$ 17.95	\$ 46,023.80
SF per floor	8,575	11,463		
<b>Fourth Floor</b>				
Ephrata Bank	12,375	13,431	\$ 8.58	\$ 115,237.98
SF per floor	12,375	13,431		
<b>Fifth Floor</b>				
Tenant	12,375	13,431	\$ 17.95	\$ 241,086.45
SF per floor	12,375	13,431		
<b>Sixth Floor</b>				
Tenant #1	8,954	9,718	\$ 17.95	\$ 174,438.10
Deck #1	523		\$ -	
Deck #2	2,520		\$ -	
SF per floor	8,954	9,718		
<b>Total Gross Income 124 East Main Street/Brossman Center</b>				<b>\$ 976,514.88</b>

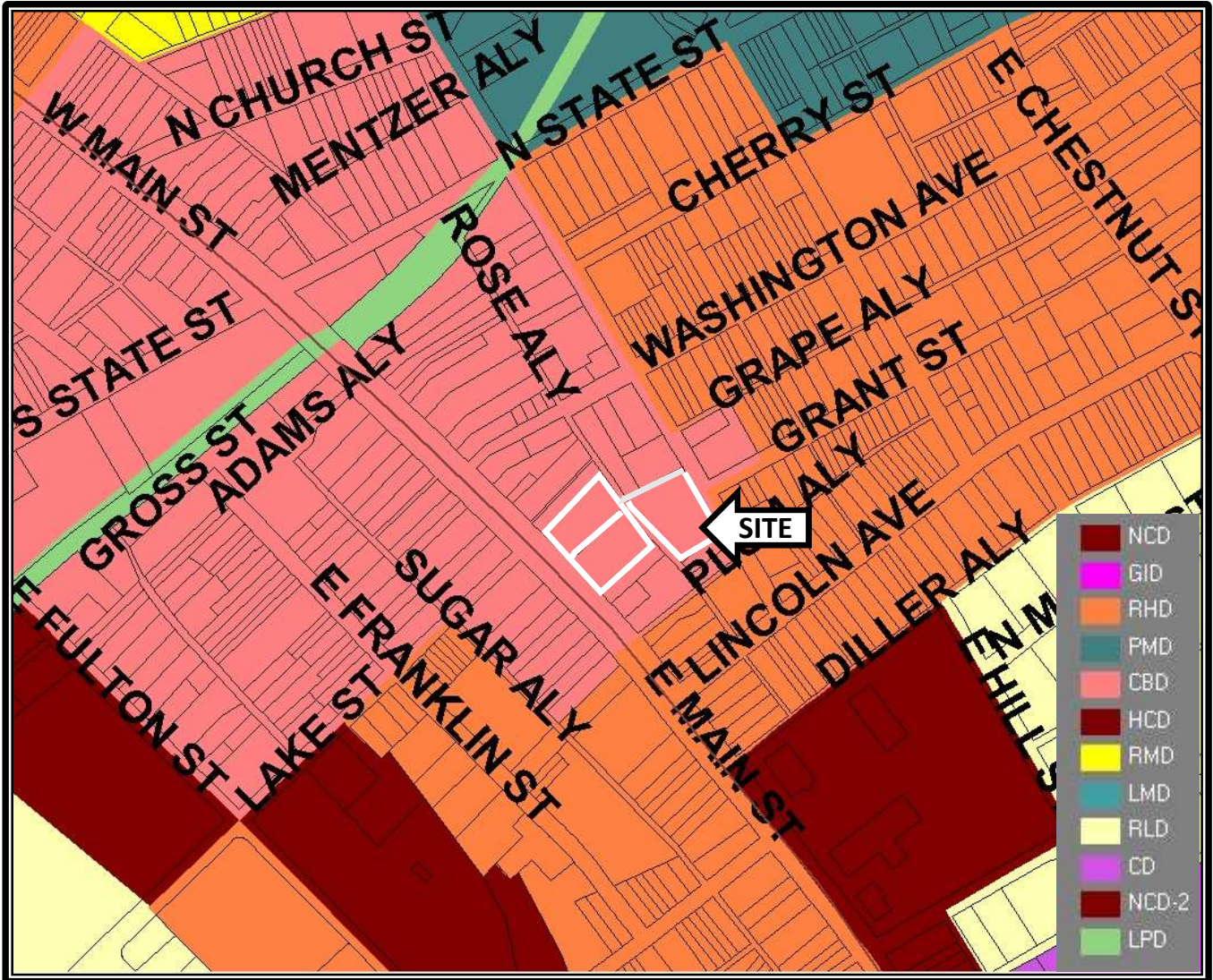
130 East Main Street/Windstream Cloud				
<b>First Floor</b>				
Windstream		9,404	\$ 30.00	\$ 282,120.00
<b>Second Floor</b>				
Windstream		7,589	\$ 30.00	\$ 227,670.00
<b>Lower level</b>				
Windstream		7,589	\$ 30.00	\$ 227,670.00
<b>Total Gross Income 130 East Main Street/Windstream Cloud</b>				<b>\$ 737,460.00</b>
<b>Total Gross Income for Both Properties</b>				<b>\$1,713,974.88</b>

Less Operating Expenses				
Taxes				\$ 212,007.00
Insurance (est.)				\$ 10,000.00
Fire alarm/sprinkler/security				\$ 4,200.00
Electric				\$ 560,000.00
Gas				
Water/Sewer (est.)				\$ 8,100.00
Janitorial/common				\$ 19,055.00
Snow Removal				\$ 5,740.00
Water Maintenance				
Outside Maintenance				\$ 8,900.00
HVAC Maintenance				\$ 43,494.00
Elevator Maintenance				\$ 43,749.00
Electrical Maintenance				\$ 4,200.00
Trash Removal				\$ 16,000.00
Generators				\$ 13,340.00
HVAC Preventative Maint.				\$ 35,136.00
Plumbing Maintenance				\$ 6,000.00
Repairs & Maintenance				\$ 20,337.00
Pest Control				\$ 740.00
<b>Total Expenses</b>				<b>\$ 1,010,998.00</b>
<b>Net Operating Income</b>				<b>\$ 702,976.88</b>









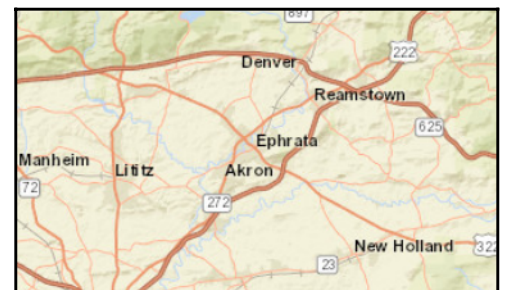
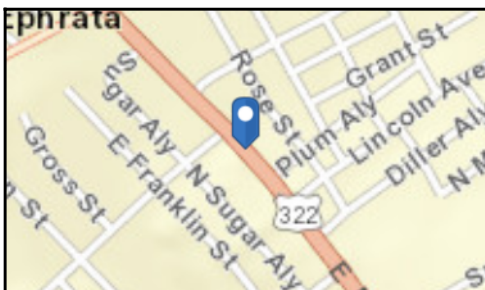
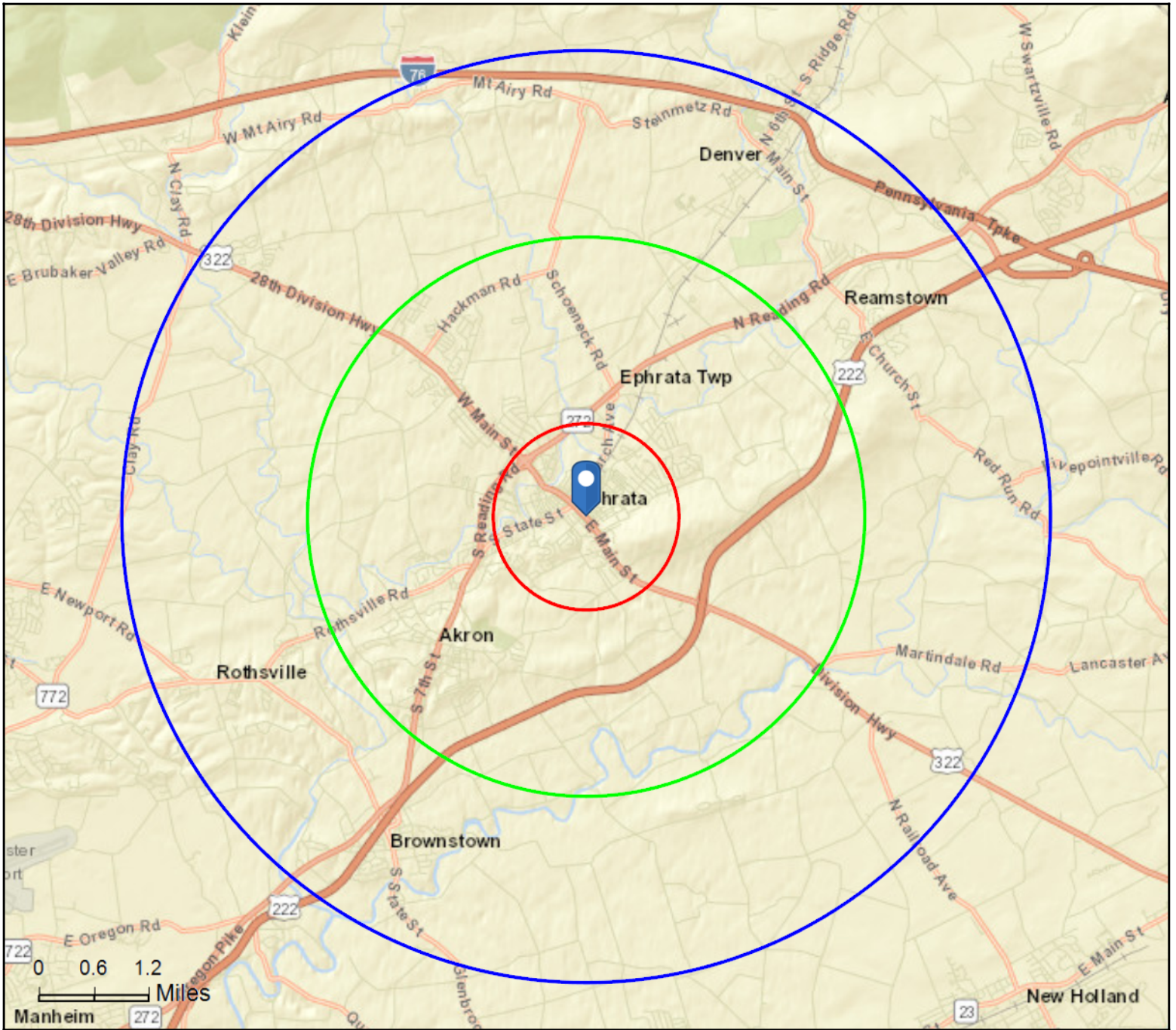
Central Business District



# Site Map

130 E Main St, Ephrata, Pennsylvania, 17522  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.17691  
Longitude: -76.17498





# Executive Summary

130 E Main St, Ephrata, Pennsylvania, 17522  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.17691  
Longitude: -76.17498

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	11,174	28,214	49,671
2010 Population	11,373	30,254	53,120
2018 Population	11,683	32,000	55,969
2023 Population	11,897	33,027	57,728
2000-2010 Annual Rate	0.18%	0.70%	0.67%
2010-2018 Annual Rate	0.33%	0.68%	0.64%
2018-2023 Annual Rate	0.36%	0.63%	0.62%
2018 Male Population	48.5%	48.7%	49.2%
2018 Female Population	51.5%	51.3%	50.8%
2018 Median Age	37.3	39.3	39.1

In the identified area, the current year population is 55,969. In 2010, the Census count in the area was 53,120. The rate of change since 2010 was 0.64% annually. The five-year projection for the population in the area is 57,728 representing a change of 0.62% annually from 2018 to 2023. Currently, the population is 49.2% male and 50.8% female.

### Median Age

The median age in this area is 37.3, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	91.9%	92.5%	93.3%
2018 Black Alone	1.2%	1.3%	1.2%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2018 Asian Alone	1.6%	2.1%	2.0%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	2.8%	1.9%	1.7%
2018 Two or More Races	2.4%	2.0%	1.8%
2018 Hispanic Origin (Any Race)	7.7%	5.7%	4.9%

Persons of Hispanic origin represent 4.9% of the population in the identified area compared to 18.3% 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 21.1 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	4,566	10,824	18,014
2010 Households	4,656	11,904	19,797
2018 Total Households	4,743	12,485	20,710
2023 Total Households	4,815	12,840	21,287
2000-2010 Annual Rate	0.20%	0.96%	0.95%
2010-2018 Annual Rate	0.22%	0.58%	0.55%
2018-2023 Annual Rate	0.30%	0.56%	0.55%
2018 Average Household Size	2.44	2.54	2.68

The household count in this area has changed from 19,797 in 2010 to 20,710 in the current year, a change of 0.55% annually. The five-year projection of households is 21,287, a change of 0.55% annually from the current year total. Average household size is currently 2.68, compared to 2.66 in the year 2010. The number of families in the current year is 14,819 in the specified area.



# Executive Summary

130 E Main St, Ephrata, Pennsylvania, 17522  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.17691  
Longitude: -76.17498

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$50,666	\$57,088	\$60,752
2023 Median Household Income	\$55,970	\$63,960	\$69,071
2018-2023 Annual Rate	2.01%	2.30%	2.60%
<b>Average Household Income</b>			
2018 Average Household Income	\$61,242	\$73,941	\$78,621
2023 Average Household Income	\$70,784	\$85,522	\$91,087
2018-2023 Annual Rate	2.94%	2.95%	2.99%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$24,994	\$28,821	\$29,304
2023 Per Capita Income	\$28,765	\$33,179	\$33,792
2018-2023 Annual Rate	2.85%	2.86%	2.89%

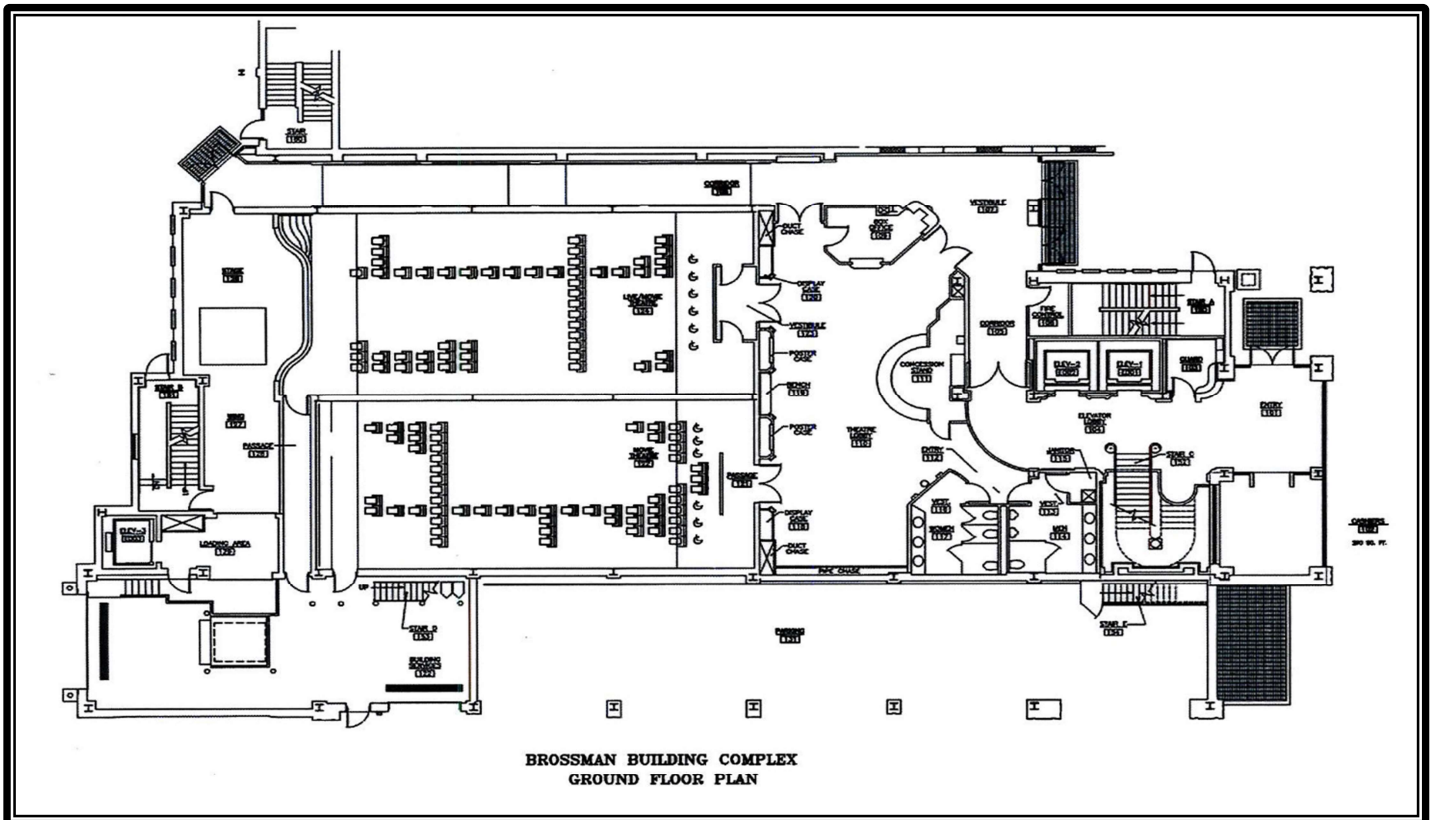
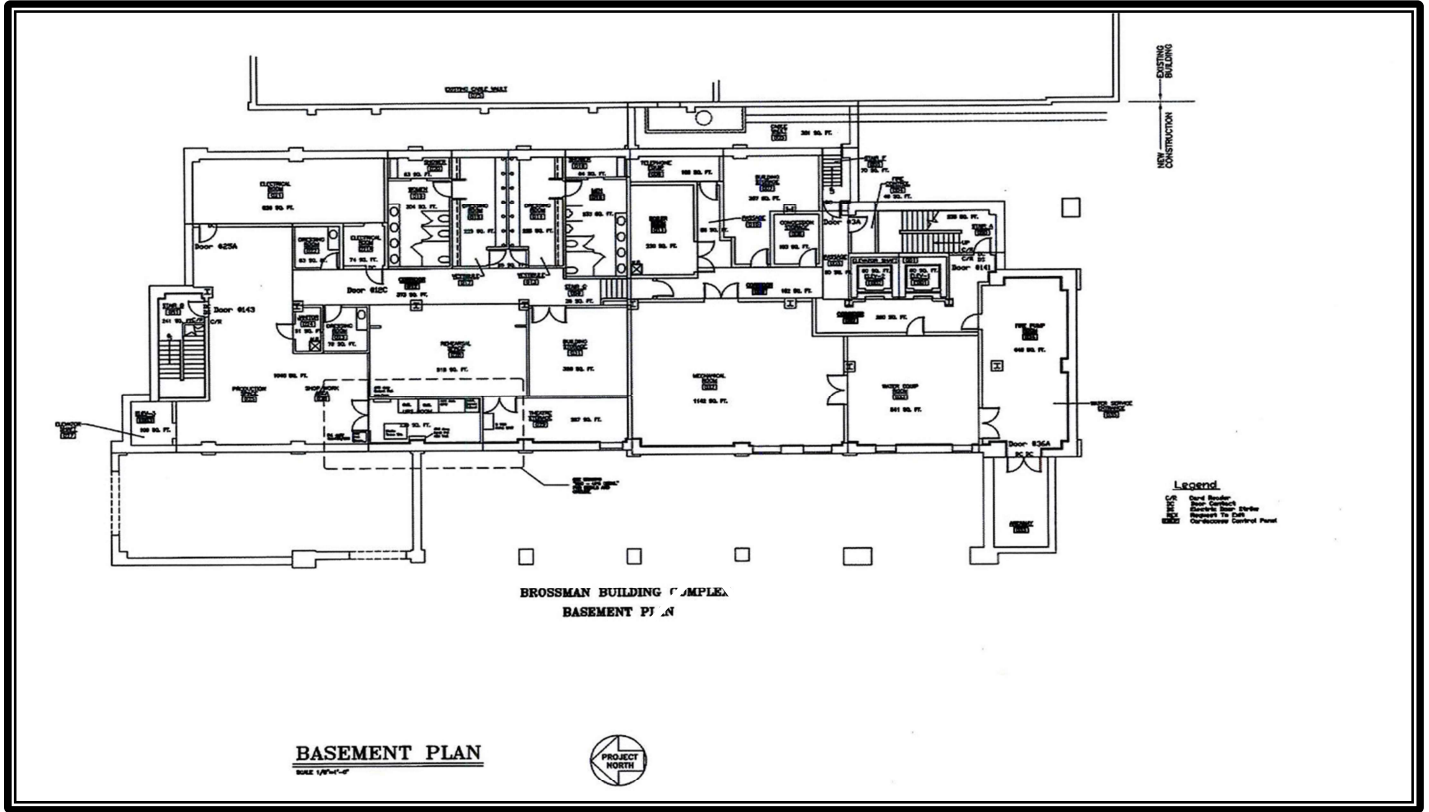
Current median household income is \$60,752 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$69,071 in five years, compared to \$65,727 for all U.S. households

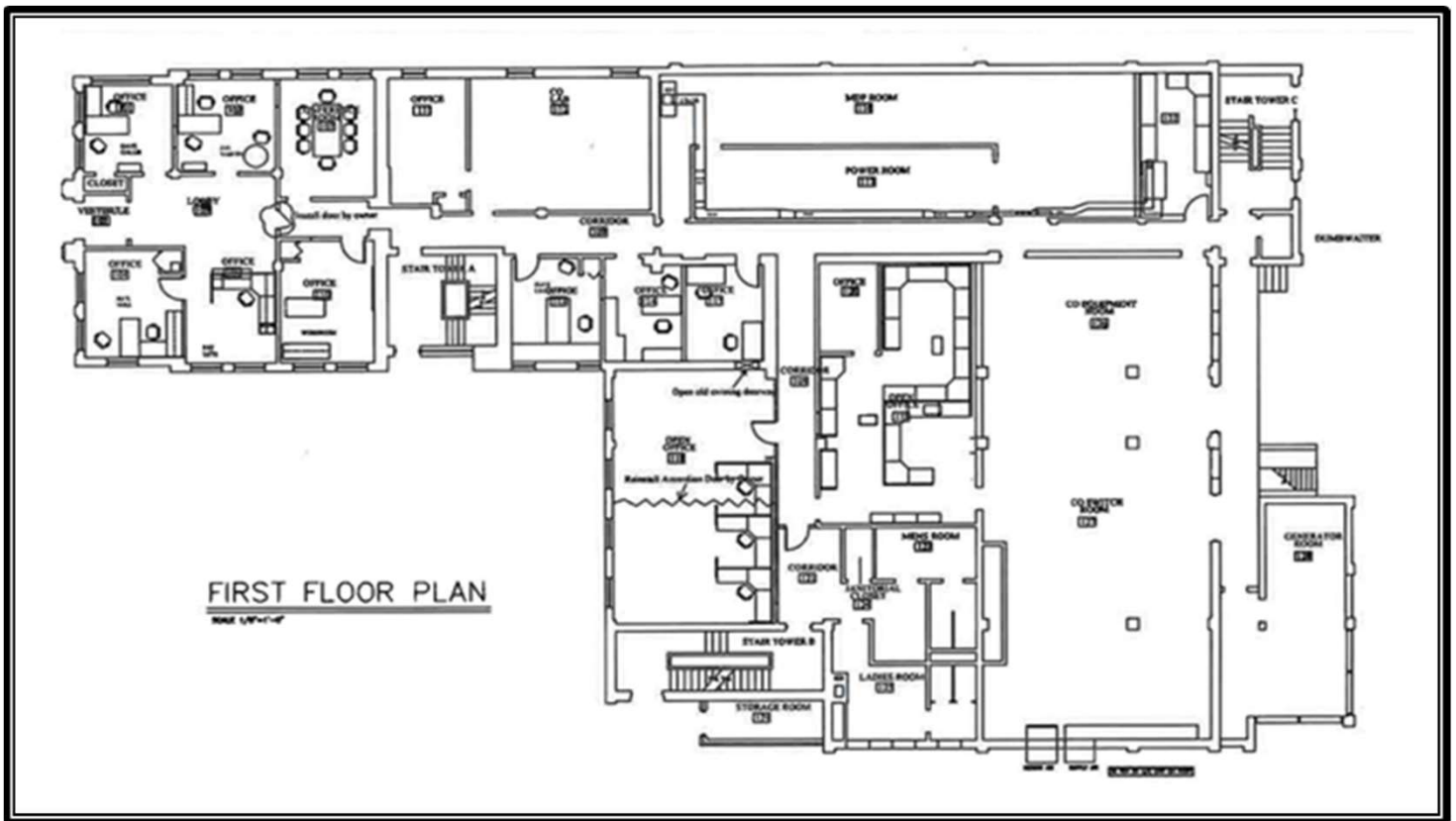
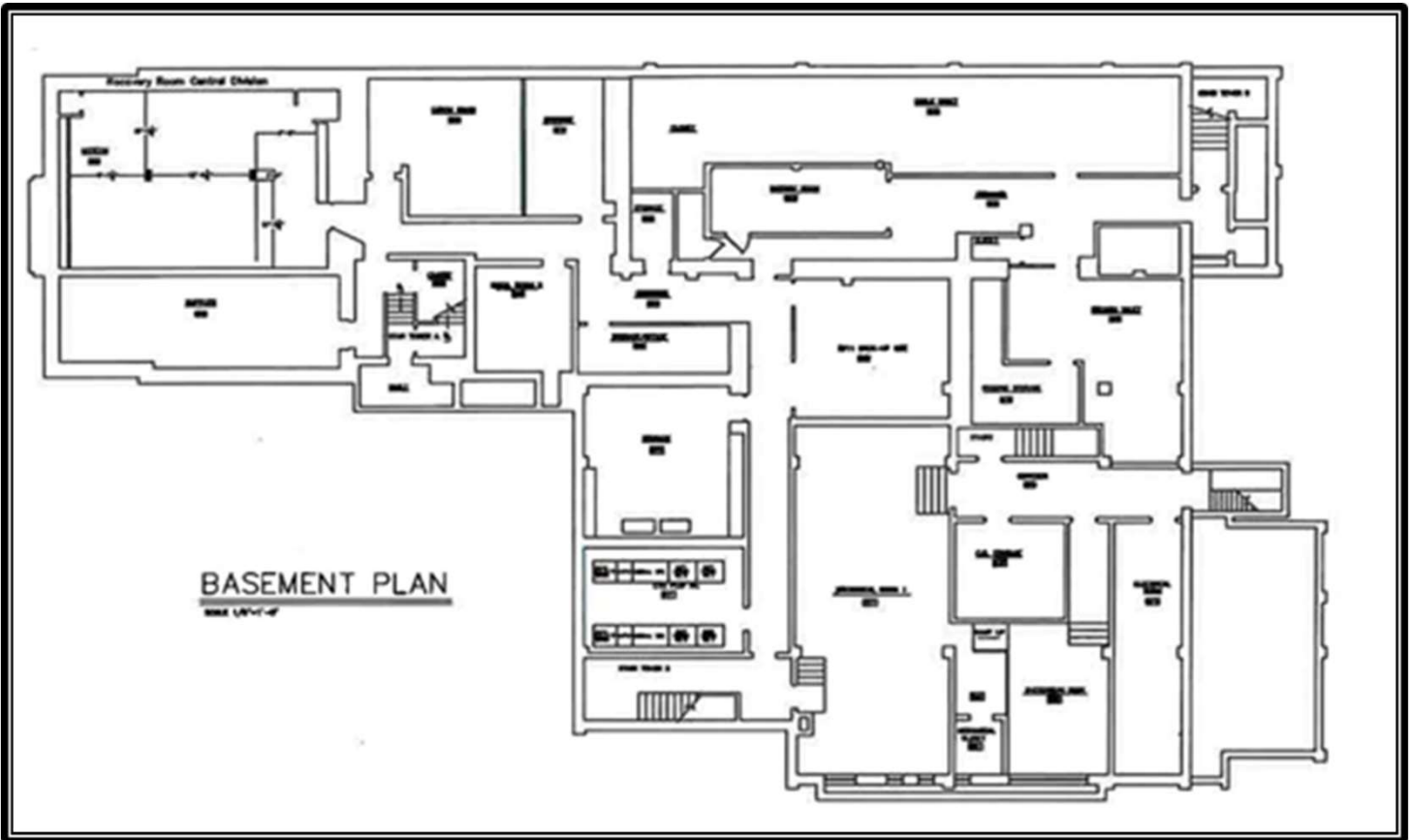
Current average household income is \$78,621 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$91,087 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$29,304 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$33,792 in five years, compared to \$36,530 for all U.S. households

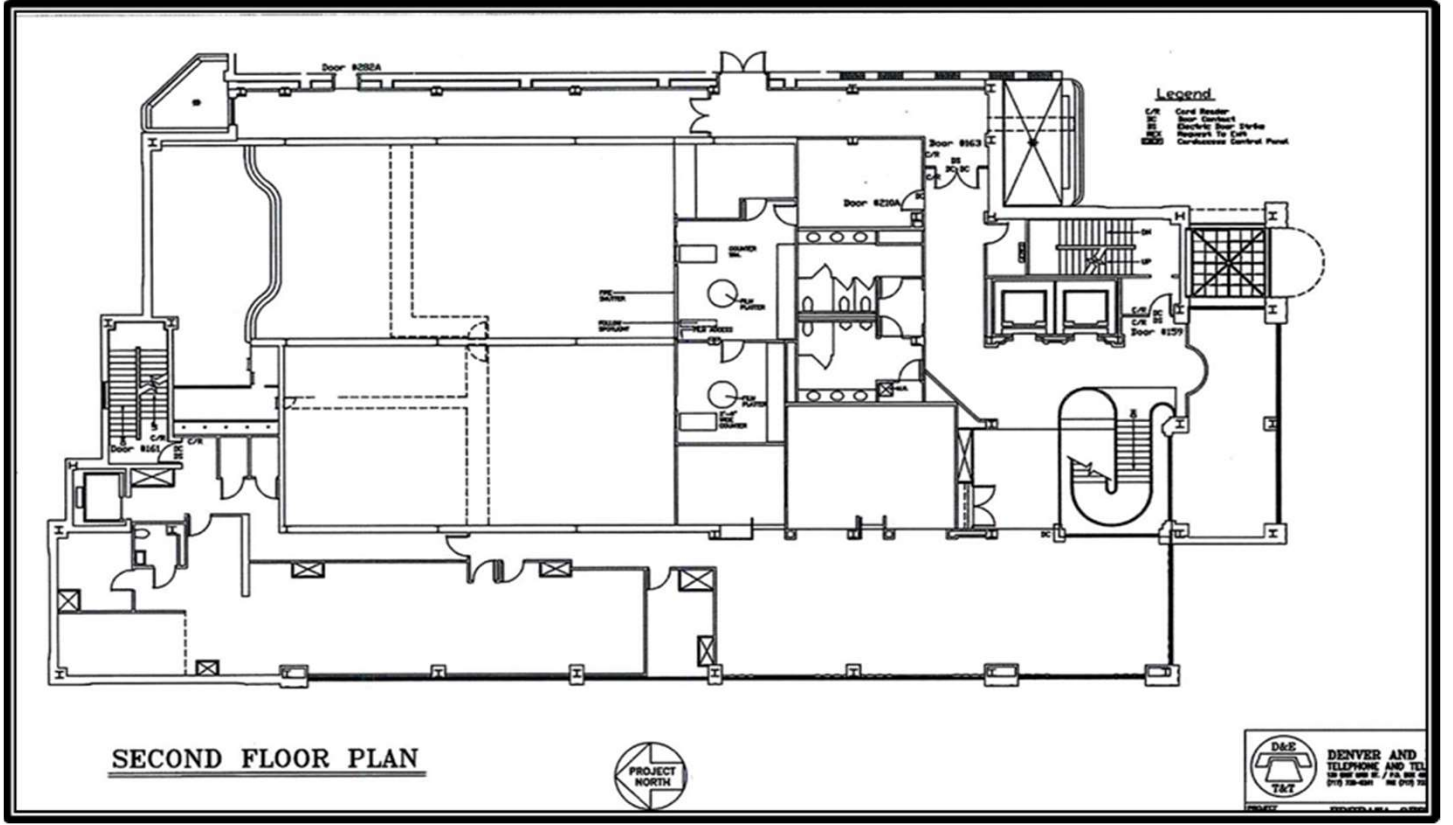
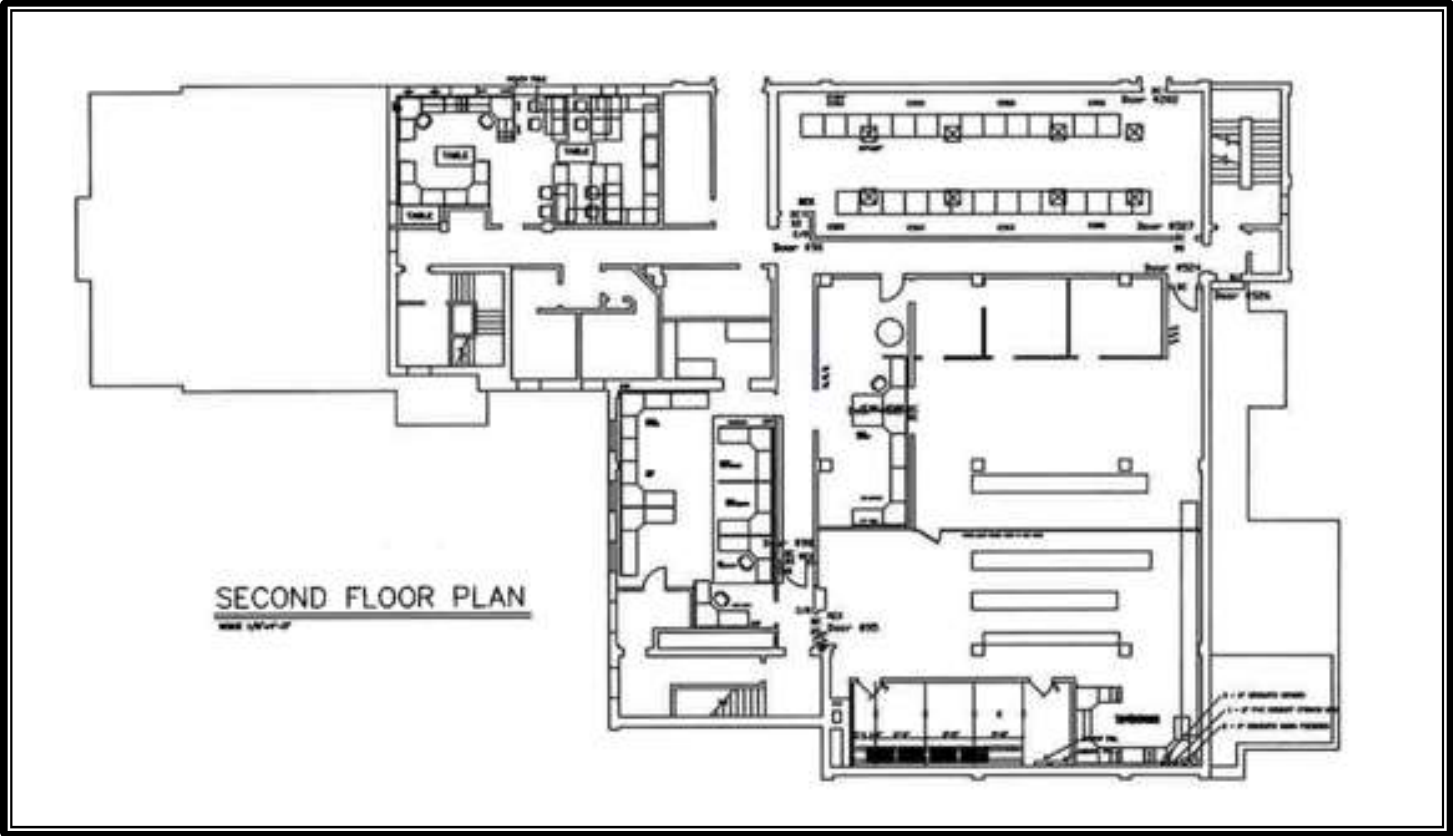
<b>Housing</b>			
2000 Total Housing Units	4,735	11,177	18,580
2000 Owner Occupied Housing Units	2,690	7,348	13,072
2000 Renter Occupied Housing Units	1,875	3,476	4,942
2000 Vacant Housing Units	170	353	566
2010 Total Housing Units	4,878	12,375	20,577
2010 Owner Occupied Housing Units	2,775	8,109	14,258
2010 Renter Occupied Housing Units	1,881	3,795	5,539
2010 Vacant Housing Units	222	471	780
2018 Total Housing Units	4,991	13,048	21,633
2018 Owner Occupied Housing Units	2,705	8,247	14,509
2018 Renter Occupied Housing Units	2,038	4,237	6,201
2018 Vacant Housing Units	248	563	923
2023 Total Housing Units	5,077	13,454	22,290
2023 Owner Occupied Housing Units	2,785	8,596	15,064
2023 Renter Occupied Housing Units	2,030	4,244	6,223
2023 Vacant Housing Units	262	614	1,003

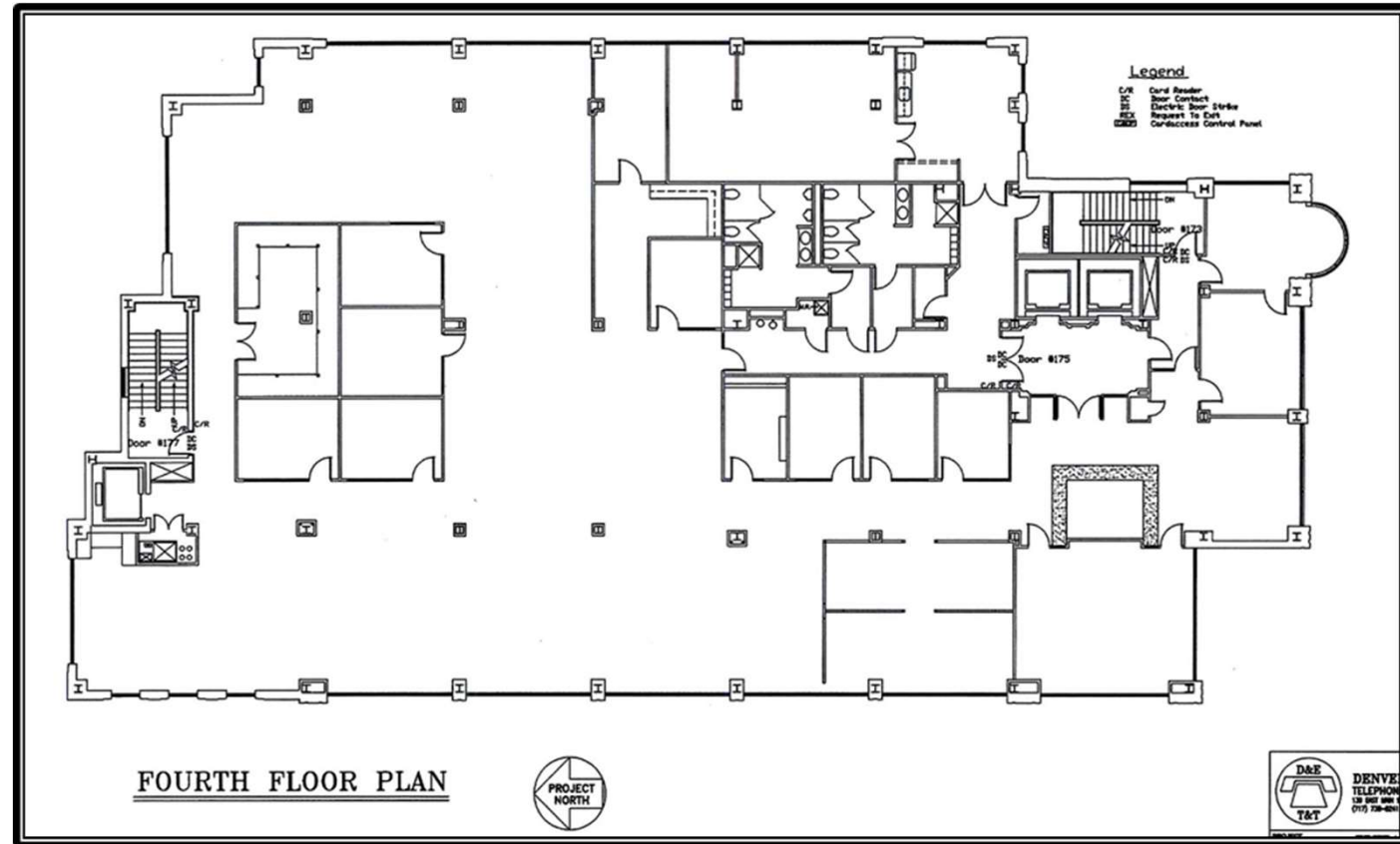
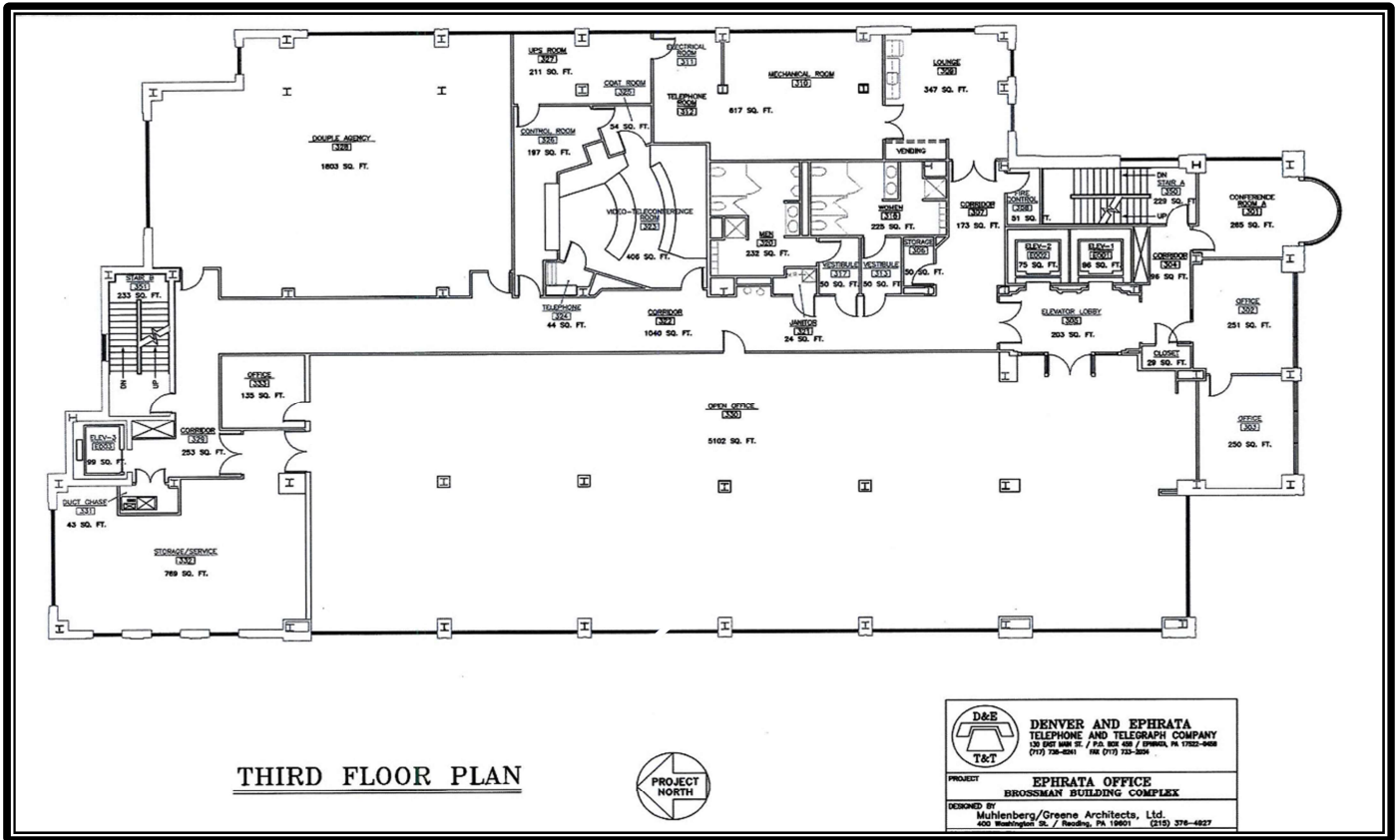
Currently, 67.1% of the 21,633 housing units in the area are owner occupied; 28.7%, renter occupied; and 4.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 20,577 housing units in the area - 69.3% owner occupied, 26.9% renter occupied, and 3.8% vacant. The annual rate of change in housing units since 2010 is 2.25%. Median home value in the area is \$193,760, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.85% annually to \$212,361.

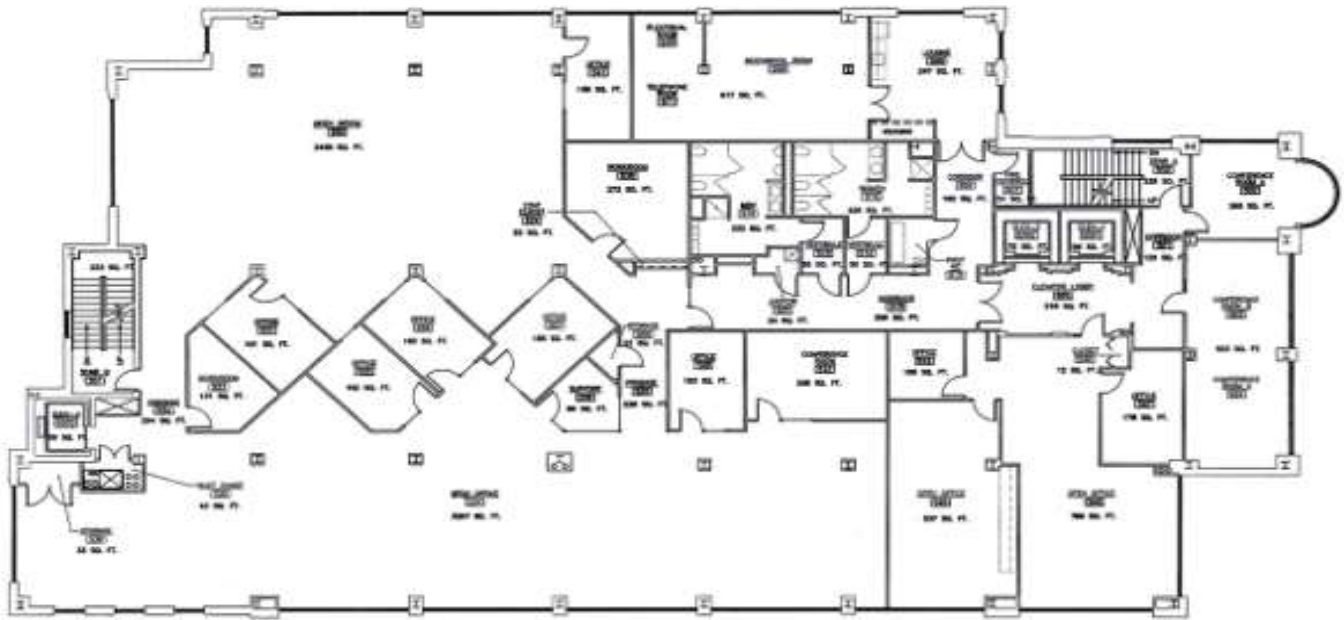




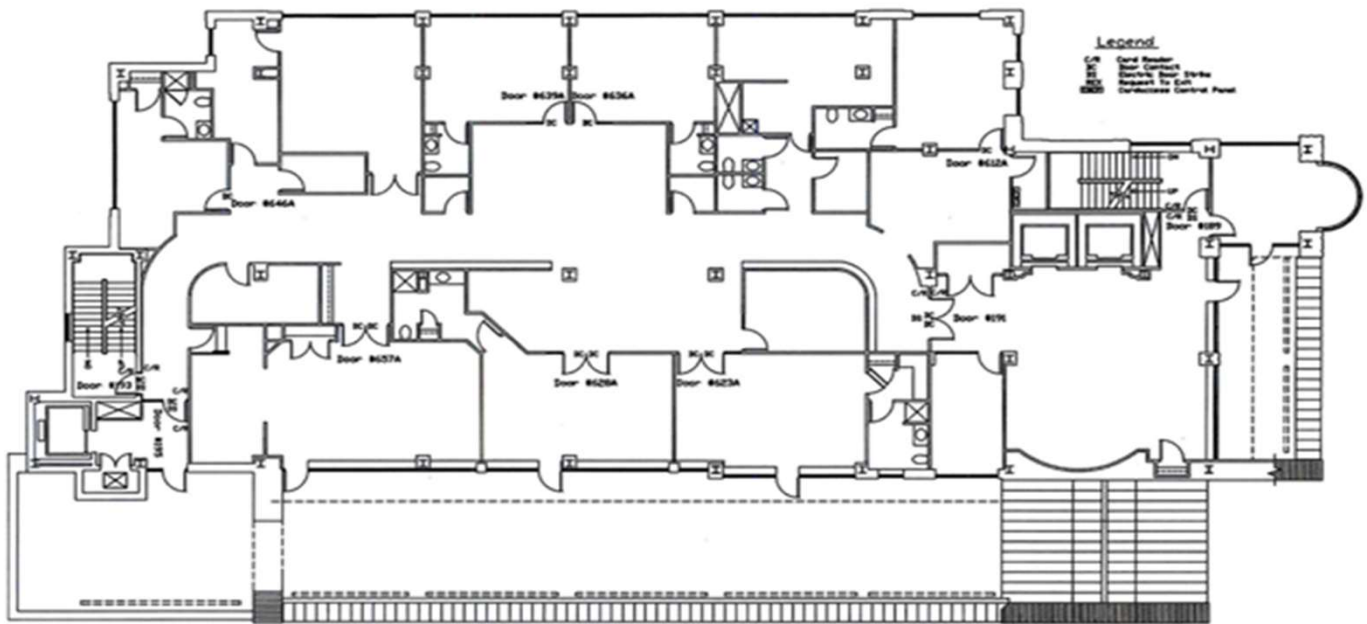








FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



1853 William Penn Way  
Lancaster, PA 17601

717.291.2284  
FAX 717.293.4488  
1.800.638.4414

5000 Ritter Road  
Suite 201

Mechanicsburg, PA 17055  
717.697.2422  
FAX 717.697.0870  
1.800.213.0094

525 Highlands Boulevard  
Suite 107

Coatesville, PA 19320  
610.380.8437  
FAX 610.380.0583

11020 David Taylor Drive  
Suite 130  
Charlotte, NC 28262  
704.688.0800  
FAX 704.688.0801

6497 Parkland Drive  
Suite E  
Sarasota, FL 34243  
941.756.5599  
FAX 941.758.7614

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