

CAPITAL

Commercial Real Estate Group

610-359-9700

www.CapitalComRe.com

AVAILABLE

**Asking
\$1,200,000.00**

CONTACT:

Robert Reynolds

609-635-2003

rreynolds@capitalcomre.com

OFF MARKET OPPORTUNITY



LOCATION: 3555 ROTHVILLE RD, EPHRATA, PA 17522

PROPERTY HIGHLIGHTS

- ◆ **3 BAYS 2 DRIVE THROUGH**
- ◆ **PLUS 4 ADD GARAGE IN THE REAR**
- ◆ **1 ACRE +- / BUILDING 4,000 SF +-**
- ◆ **3 LIFTS**
- ◆ **ZONED COMMERCIAL**
- ◆ **OFFICE & HEATED GARAGE**
- ◆ **12' & 10' GARAGE DOORS**
- ◆ **40+ PARKING**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

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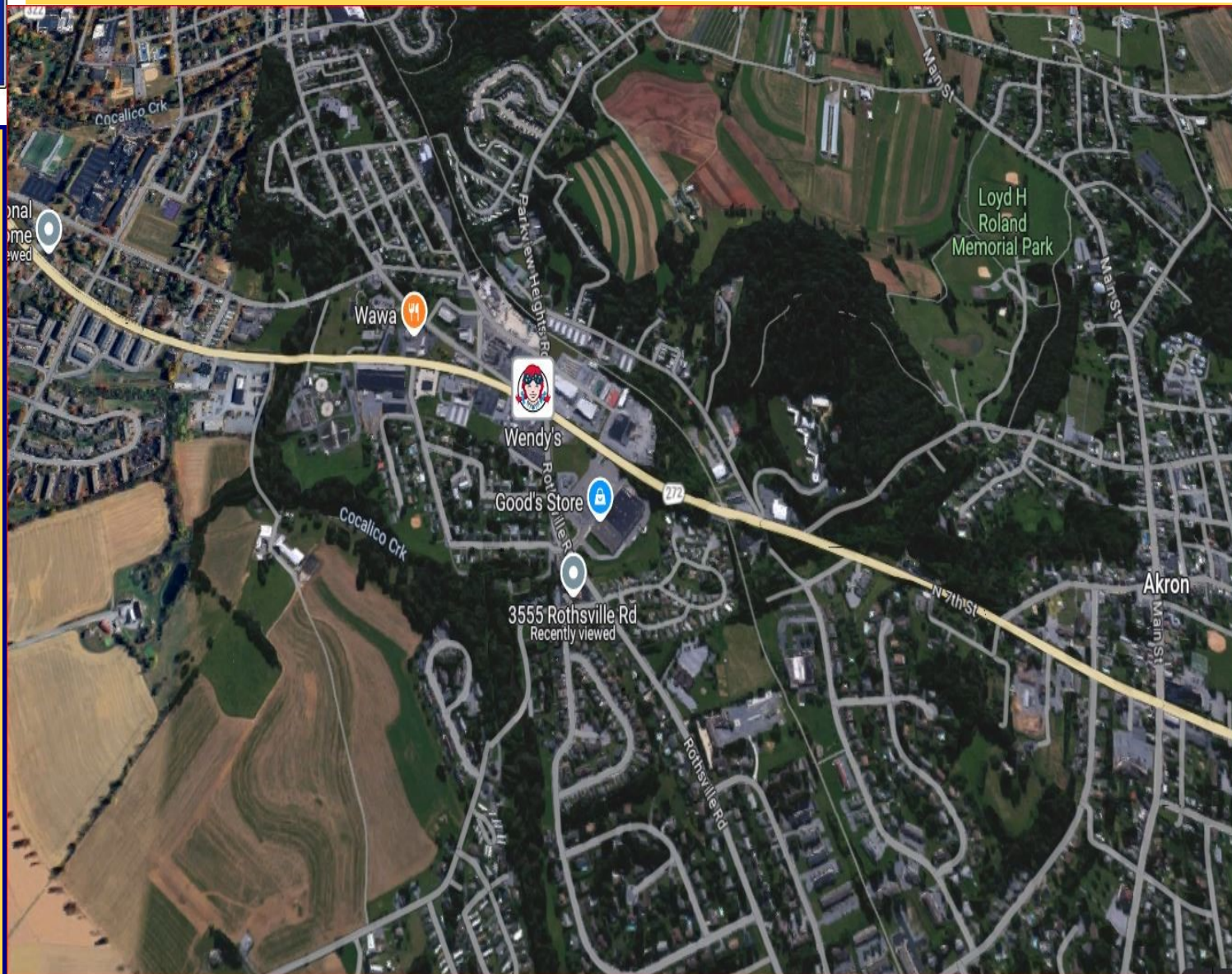
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Demographic Market Comparison Report

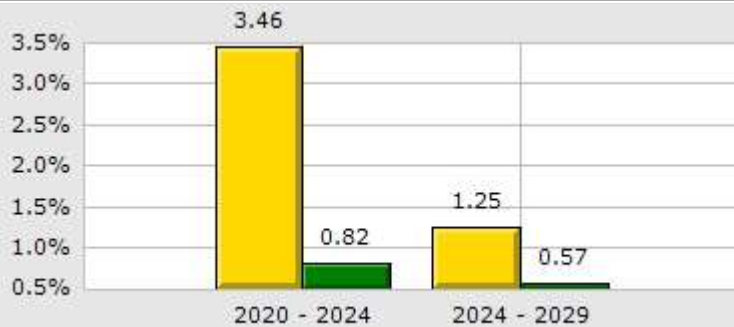
1 mile radius

3555 Rothsville Rd, Ephrata, PA 17522

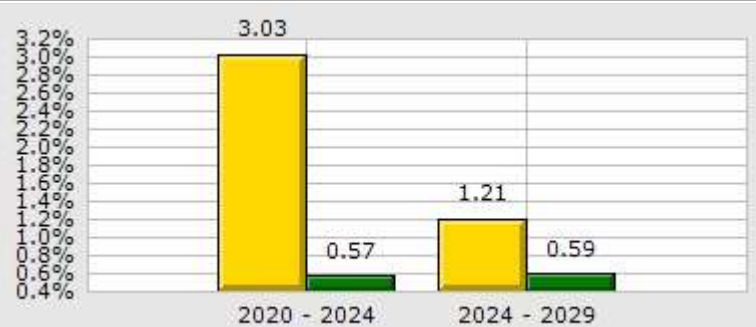
Type: **Retail/Auto Repair**
 County: **Lancaster**

1 Mile
County

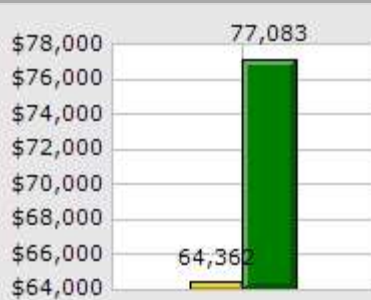
Population Growth



Household Growth



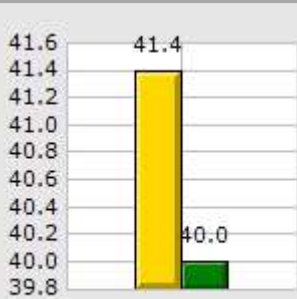
2024 Med Household Inc



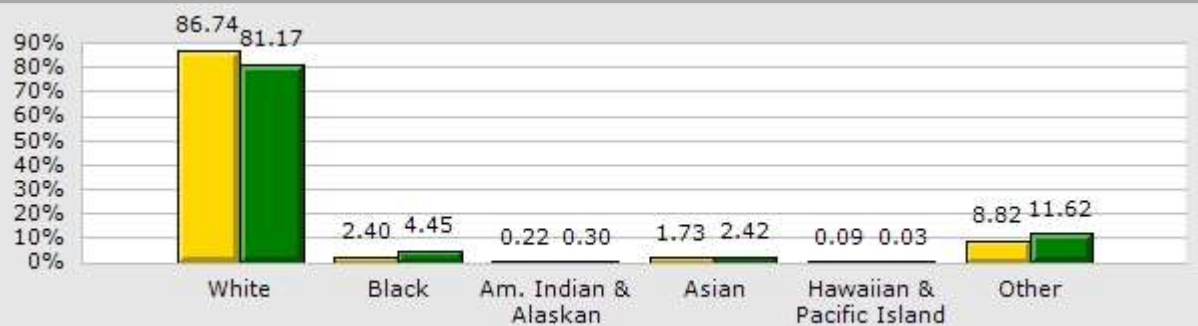
2024 Households by Household Income



2024 Median Age



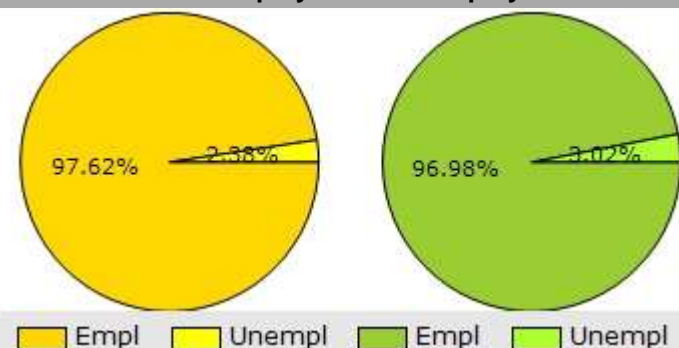
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

3555 Rothsville Rd, Ephrata, PA 17522

Type: **Retail/Auto Repair**
 County: **Lancaster**

	1 Mile		County	
Population Growth				
Growth 2020 - 2024	3.46%		0.82%	
Growth 2024 - 2029	1.25%		0.57%	
Empl	4,398	97.62%	287,769	96.98%
Unempl	107	2.38%	8,953	3.02%
2024 Population by Race				
	7,901		557,497	
White	6,853	86.74%	452,509	81.17%
Black	190	2.40%	24,824	4.45%
Am. Indian & Alaskan	17	0.22%	1,684	0.30%
Asian	137	1.73%	13,519	2.42%
Hawaiian & Pacific Island	7	0.09%	191	0.03%
Other	697	8.82%	64,770	11.62%
Household Growth				
Growth 2020 - 2024	3.03%		0.57%	
Growth 2024 - 2029	1.21%		0.59%	
Renter Occupied	1,204	36.55%	67,674	32.59%
Owner Occupied	2,090	63.45%	139,980	67.41%
2024 Households by Household Income				
	3,294		207,654	
Income <\$25K	537	16.30%	26,230	12.63%
Income \$25K - \$50K	673	20.43%	37,013	17.82%
Income \$50K - \$75K	893	27.11%	37,778	18.19%
Income \$75K - \$100K	517	15.70%	33,669	16.21%
Income \$100K - \$125K	249	7.56%	23,418	11.28%
Income \$125K - \$150K	143	4.34%	14,460	6.96%
Income \$150K - \$200K	170	5.16%	17,225	8.30%
Income \$200K+	112	3.40%	17,861	8.60%
2024 Med Household Inc	\$64,362		\$77,083	
2024 Median Age	41.40		40.00	

