

# SALE OR LEASE

## Elegant Multi-Tenant Office Building, Ephrata PA Class A Offices in Renovated, Stately Historic Mansion

309 E. Main Street, Ephrata, PA 17522



*For More Information, or a  
personal tour, Call:*

**Justin Geisenberger, CCIM**  
**717-208-3204 Direct**



**SABLE**  
Commercial Realty

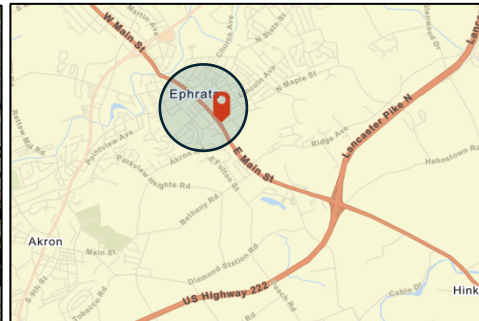
See more properties here:  
**SableCommercialRealty.com**

245 Butler Avenue, Suite 220  
Lancaster, PA 17601

**717-399-9361**

### Historic Mansion Office Building With Totally Modern Amenities!

First time offered for sale, this classic 6,462 SF office building offers 5 leasable suites, ideal for law or accounting offices, image conscious professionals, healthcare, massage or personal services. Suites range from 275 SF to 2,093 SF, with possibilities for a variety of creative uses, either for individual tenants or combined for one occupant. Expertly renovated, the building offers an elevator, handicap accessible restrooms on each floor, and free on-site parking. The huge wraparound porch is great for an impromptu lunch or for working outside on nice days. A full basement offers extra storage space. All suites have a generous number of windows, some with sweeping vistas of downtown. The convenience of a hotel next-door with restaurants and shops right down the street make this a great location for any business! Just 3 minutes to Rt. 222. Call today to tour this unique property!



### FEATURES:

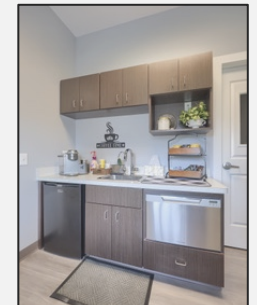
- Multiple suites ranging from 275 SF to 2,093 SF; can be combined.
- NCD2 zoning allows many uses.
- Elevator to all floors; Handicap accessible restrooms on each floor
- All suites feature windows, some with views of downtown
- Individual entrances for each space
- Wraparound porch for impromptu conversations or business lunches
- On-site parking; reserved spaces for 9 vehicles plus large, shared parking lot
- Unique historic features preserved
- Excellent signage and visibility
- **Offered for sale at \$995,000**  
**Lease from \$11.95/SF, NNN**

*Information herein is deemed reliable but not guaranteed. Property offered As-Is. Owner and Listing Agent make NO REPRESENTATION as to allowable uses. Please independently confirm uses permitted under CBD Zoning with the Mount Joy Borough Zoning officer prior to signing a lease. Neither Owner or Broker shall be liable for errors or omissions. Tenant is responsible for verifying all property facts prior to lease.*



**FOR SALE****390 East Main Street, Ephrata PA 17522**

PROPERTY SUMMARY	390 E. Main St. Ephrata, PA 17522
MUNICIPALITY:	Ephrata Boro
TAX PARCEL ID#:	260-35272-1-0001
DEED REFERENCE #:	5345159
CONSTRUCTION:	Masonry, stucco, frame
YEAR BUILT:	1900
# STORIES:	3 + Basement
SQUARE FOOTAGE TOTAL:	6,462 + 1,928 SF Basement.
SUITE SIZES:	Unit 102: 567 SF. Unit 201: 2,093 SF. Unit 301: 1111 SF. Unit 302 - 1050 SF
ACREAGE	N/A - Land Condominium
ZONING	NCD2 in Ephrata Boro (Neighborhood Commercial District)
REAL ESTATE TAXES 2025	\$18,022.83; based on assessment of \$716,300.
PARKING	Total of 9 reserved parking spaces + additional unreserved spaces in shared parking lot.
UTILITIES	Electric, Public Water and Sewer.
HVAC	Heat Pump
ROOF	Shingle
RESTROOMS	Separate Men's and Women's ADA accessible single stall restrooms on all floors.
CURRENT USE	Professional Office Space
SPRINKLERED:	No
ACCESSIBILITY	Building entry is grade level. Restrooms are ADA accessible.
ADDITIONAL FEATURES:	<ul style="list-style-type: none"> <li>• Large Monument Sign with excellent visibility.</li> <li>• +/- 15,000 VPD Traffic Count</li> <li>• All Floors Served by Passenger Elevator</li> <li>• Owner User + Investment Opportunity. One suite currently leased by Edward Jones.</li> </ul>
EXCLUSIONS FROM SALE:	Any Tenant owned equipment, furniture, or supplies.
DEEDED OWNER:	Mountain Springs Hotel LLC



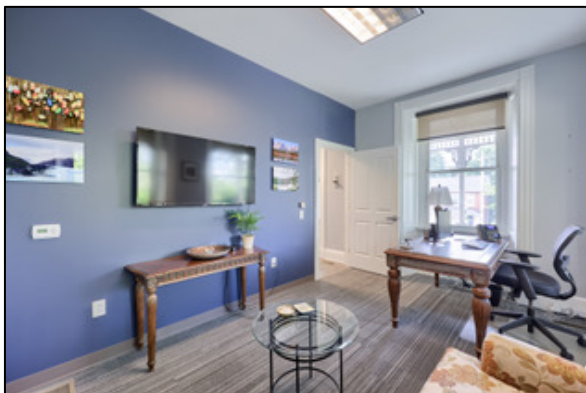


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**Additional Photos**



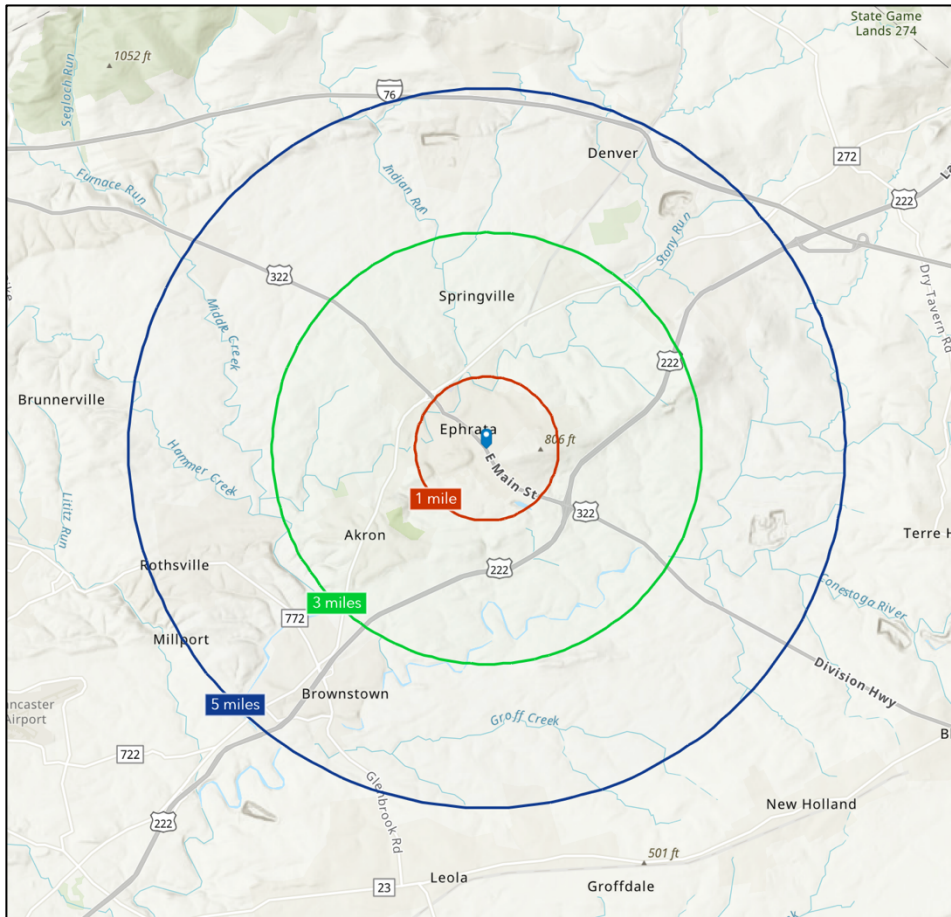


**FOR SALE**

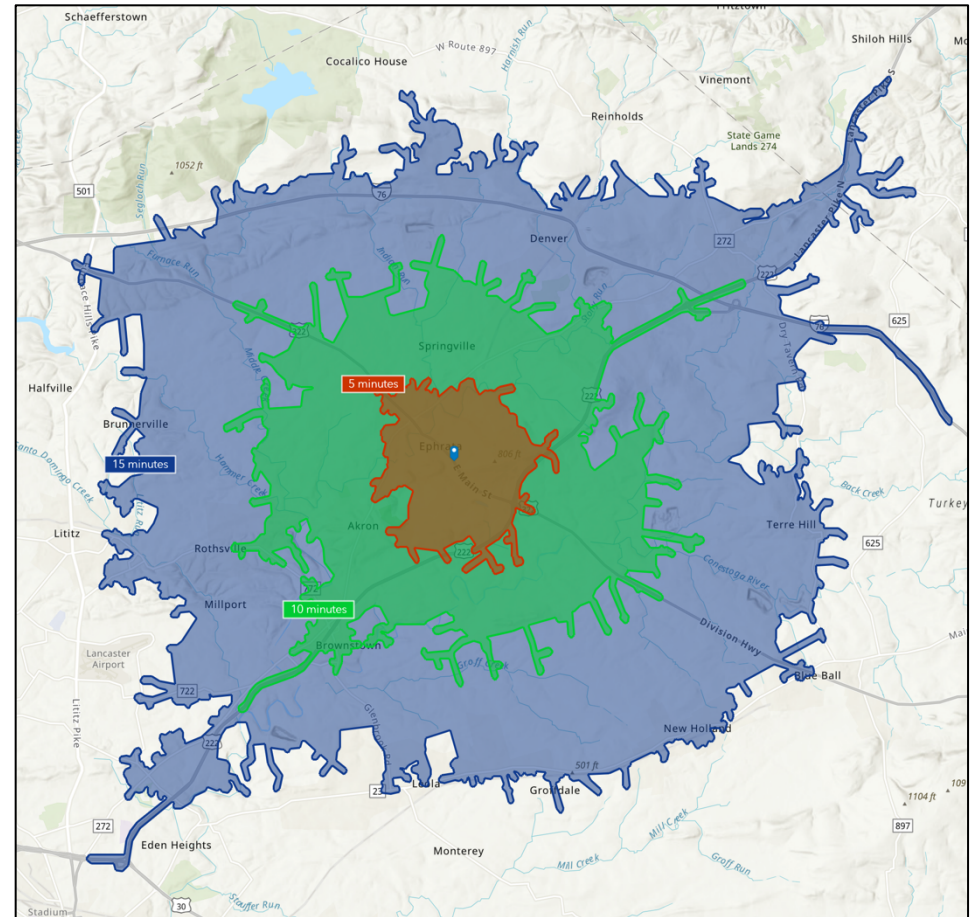
**390 East Main Street, Ephrata PA 17522**



**1, 3 and 5 Mile Radius Map Around Site**



**5, 10 and 15 Minute Drive Time**





**FOR SALE****390 East Main Street, Ephrata PA 17522****Executive Demographic Summary - 1, 3 and 5 Mile Radius Around Site****Executive Summary**390 E. Main Street, Ephrata, PA 17522  
Rings: 1, 3, 5 mile radiiPrepared by Esri  
Latitude: 40.17488  
Longitude: -76.17255

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	11,640	30,050	52,726
2020 Population	12,111	31,837	55,250
2025 Population	12,174	32,514	55,972
2030 Population	12,153	32,728	56,543
2010-2020 Annual Rate	0.40%	0.58%	0.47%
2020-2025 Annual Rate	0.10%	0.40%	0.25%
2025-2030 Annual Rate	-0.03%	0.13%	0.20%
2020 Male Population	48.7%	48.8%	49.2%
2020 Female Population	51.3%	51.2%	50.8%
2020 Median Age	37.6	39.4	39.4
2025 Male Population	49.3%	49.4%	49.8%
2025 Female Population	50.7%	50.6%	50.2%
2025 Median Age	38.7	40.1	40.0

In the identified area, the current year population is 55,972. In 2020, the Census count in the area was 55,250. The rate of change since 2020 was 0.25% annually. The five-year projection for the population in the area is 56,543 representing a change of 0.20% annually from 2025 to 2030. Currently, the population is 49.8% male and 50.2% female.

**Median Age**

The median age in this area is 40.0, compared to U.S. median age of 39.6.

**Race and Ethnicity**

	1 mile	3 miles	5 miles
2025 White Alone	85.2%	86.5%	88.3%
2025 Black Alone	1.8%	1.9%	1.6%
2025 American Indian/Alaska Native Alone	0.5%	0.3%	0.2%
2025 Asian Alone	1.4%	2.0%	1.9%
2025 Pacific Islander Alone	0.0%	0.1%	0.0%
2025 Other Race	3.6%	2.9%	2.4%
2025 Two or More Races	7.5%	6.3%	5.6%
2025 Hispanic Origin (Any Race)	9.4%	7.7%	6.4%

Persons of Hispanic origin represent 6.4% of the population in the identified area compared to 19.7% 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 31.0 in the identified area, compared to 72.7 for the U.S. as a whole.

**Households**

	1 mile	3 miles	5 miles
2025 Wealth Index	50	66	75
2010 Households	4,705	11,832	19,657
2020 Households	4,894	12,602	20,862
2025 Households	4,972	12,934	21,359
2030 Households	4,995	13,128	21,739
2010-2020 Annual Rate	0.39%	0.63%	0.60%
2020-2025 Annual Rate	0.30%	0.50%	0.45%
2025-2030 Annual Rate	0.09%	0.30%	0.35%
2025 Average Household Size	2.39	2.47	2.58

The household count in this area has changed from 20,862 in 2020 to 21,359 in the current year, a change of 0.45% annually. The five-year projection of households is 21,739, a change of 0.35% annually from the current year total. Average household size is currently 2.58, compared to 2.62 in the year 2020. The number of families in the current year is 14,740 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini Index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.  
**Source:** U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

July 07, 2025

**Executive Summary**390 E. Main Street, Ephrata, PA 17522  
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Latitude: 40.17488  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	26.5%	27.4%	26.0%
<b>Median Household Income</b>			
2025 Median Household Income	\$63,049	\$70,605	\$76,441
2030 Median Household Income	\$71,747	\$78,520	\$85,522
2025-2030 Annual Rate	2.62%	2.15%	2.27%
<b>Average Household Income</b>			
2025 Average Household Income	\$79,719	\$88,987	\$95,158
2030 Average Household Income	\$86,801	\$97,439	\$104,709
2025-2030 Annual Rate	1.72%	1.83%	1.93%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$32,651	\$35,389	\$36,420
2030 Per Capita Income	\$35,775	\$39,048	\$40,365
2025-2030 Annual Rate	1.84%	1.99%	2.08%
<b>GINI Index</b>			
2025 Gini Index	38.3	39.2	39.1

**Households by Income**

Current median household income is \$76,441 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$85,522 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$95,158 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$104,709 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$36,420 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$40,365 in five years, compared to \$50,744 for all U.S. households.

	1 mile	3 miles	5 miles
<b>Housing</b>			
2025 Housing Affordability Index	84	81	86
2010 Total Housing Units	4,930	12,299	20,421
2010 Owner Occupied Housing Units	2,843	8,025	14,083
2010 Renter Occupied Housing Units	1,862	3,807	5,574
2010 Vacant Housing Units	225	467	764
2020 Total Housing Units	5,085	13,020	21,590
2020 Owner Occupied Housing Units	2,877	8,274	14,579
2020 Renter Occupied Housing Units	2,017	4,328	6,283
2020 Vacant Housing Units	185	417	723
2025 Total Housing Units	5,162	13,337	22,053
2025 Owner Occupied Housing Units	3,025	8,736	15,298
2025 Renter Occupied Housing Units	1,947	4,198	6,061
2025 Vacant Housing Units	190	403	694
2030 Total Housing Units	5,181	13,535	22,450
2030 Owner Occupied Housing Units	3,102	9,047	15,859
2030 Renter Occupied Housing Units	1,893	4,081	5,880
2030 Vacant Housing Units	186	407	711

**Socioeconomic Status Index**

	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	50.1	50.5	50.5

Currently, 69.4% of the 22,053 housing units in the area are owner occupied; 27.5%, renter occupied; and 3.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 21,590 housing units in the area and 3.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.40%. Median home value in the area is \$317,772, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.63% annually to \$361,846.

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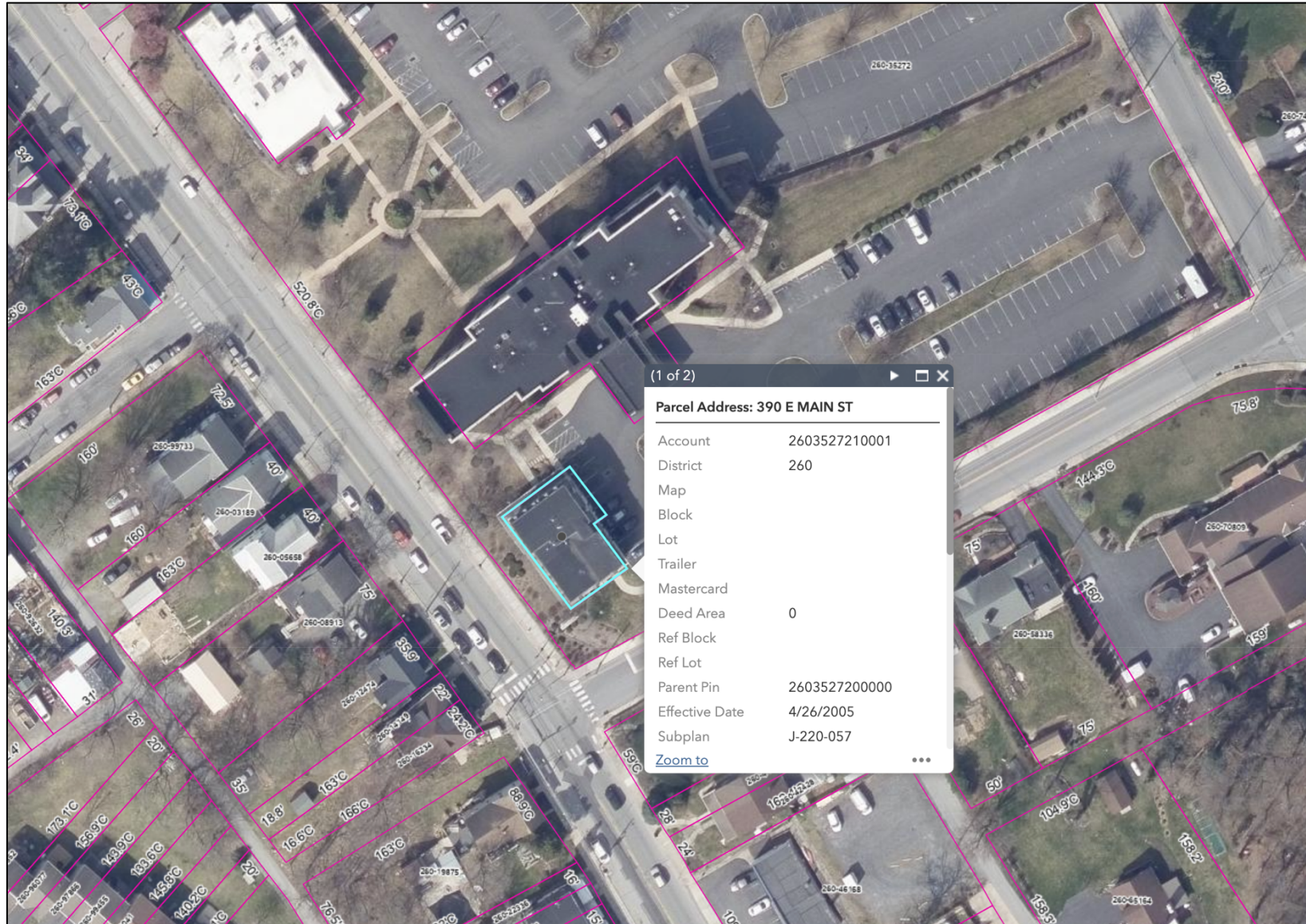


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**Tax Parcel – (Site is a Land Condominium)**



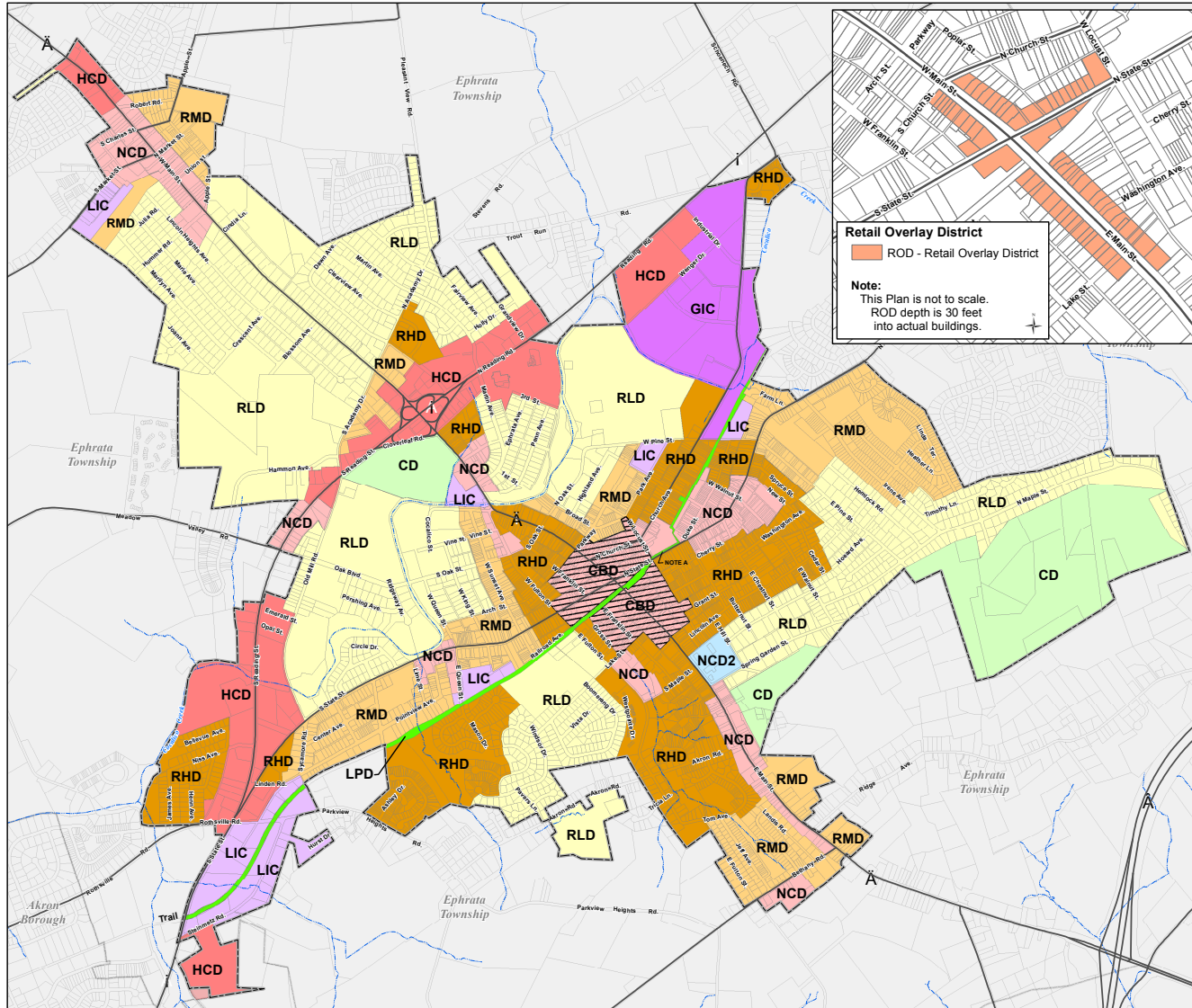


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**Zoning is NCD2 Neighborhood Commercial in Ephrata Borough**



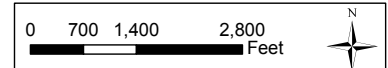
## Ephrata Borough LANCASTER COUNTY

**ZONING**  
As Adopted - August 12, 2019

- CD** Conservation
- RLD** Residential - Low Density
- RMD** Residential - Medium Density
- RHD** Residential - High Density
- CBD** Central Business
- NCD** Neighborhood Commercial
- NCD2** Neighborhood Commercial - 2
- HCD** Highway Commercial
- LIC** Light Industrial/Commercial
- GIC** General Industrial/Commercial
- LPD** Linear Park
- 100 Year Floodplain

**NOTE A - LP District follows trail easement on this lot.**

SOURCE OF BASE INFORMATION:  
Lancaster County Planning Commission, 2017.



Community Planning Consultants  
**Urban Research & Development Corporation**  
URDC 81 Highland Ave. Suite 120 Bethlehem, Pa. 18018 610-865-0701

Please contact the Ephrata Borough Zoning officer prior to purchase to verify your intended use of the property. Neither Broker nor owner make any representation as to allowed uses.



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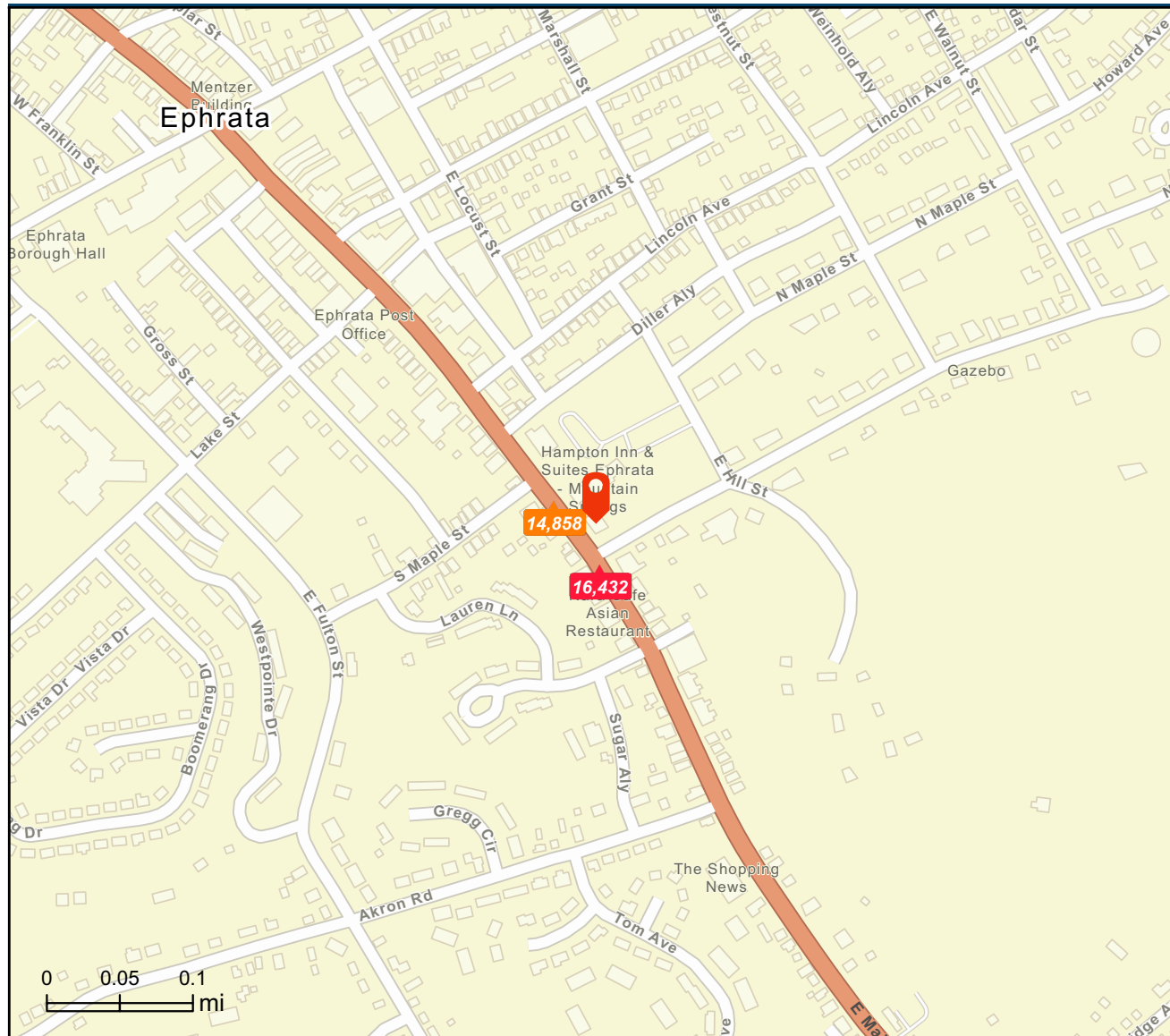
## Traffic Count Map - Close Up

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

Prepared by Christine T. Sable, CCIM

Latitude: 40.17487

Longitude: -76.17256





**FOR SALE**

390 East Main Street, Ephrata PA 17522



**Condominium Declaration can be downloaded at the Lancaster County Recorder of Deeds.**

**Document Number:**

5345160

**Recording Date:**

07/30/2004

<https://lanastercountypa-web.tylerhost.net/web/document/DOCCLND1819402?search=DOCSEARCH138S1>

**Final Land Development Plans from 2004 can also be downloaded at the Lancaster County Recorder of Deeds.**

**Document Number:**

5340354

**Recording Date:**

07/15/2004

<https://lanastercountypa-web.tylerhost.net/web/document/DOCCLND1809744?search=DOCSEARCH138S1>

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We welcome cooperation with Buyer's Agents. Due to recent changes in NAR rules which now affect all Realtor Association affiliated MLS's, we are no longer permitted to advertise a co-broke fee in Bright MLS. Please contact our office directly with any questions regarding co-broke compensation. When offered, it will be exactly as per our listing agreement with the Seller.

Please note that when a Co-Broke fee is applicable, our Co-Broker policy requires Buyer Agents to arrange and attend the initial showing and all subsequent visits or meetings, as well as conduct all Buyer follow-up, in order to receive a fee. Once we have shown a property to a prospect, presented the property details, or spent substantial time with a prospective buyer, an after-the-fact request by a Buyer Agent for compensation may not be honored or may be reduced to compensate for our efforts.

**Buyers who intend to be represented by a Buyer Agent must have your Agent contact us in advance to arrange the first showing or Agent may potentially forfeit their ability to receive any applicable co-broke fee. The Buyer's Agent should always verify any co-broke fee prior to showing the property. Please call our office at 717-399-9361 to verify and request written confirmation of any co-broke fees which may be applicable.**