

PROPERTY FOR LEASE

\$11.95 NNN

Mt. Springs Mansion

390 E. Main St,

Ephrata Pa. 17522

- 3 Separate Office Spaces Available
- Suite 102, 423 sf
- Suite 301, 926 sf
- Suite 302, 875 sf
- Elevator Served
- Sprinklered
- CAM \$6.88 +/-



(717)380-9257

www.davisonassociates.net

313 W. Liberty Street, Suite 142, Lancaster PA 17603

Brian Davison, CCIM, SIOR
brian@davisonassociates.net
(717) 380-9257

TABLE OF CONTENTS



1. PROPERTY OVERVIEW

- Introduction
- Area Map/Satellite View
- First Floor Plan (Ste. 102)
- Suite 102 Pictures
- Third Floor Plan (Ste. 301, 302)
- Suite 301 Pictures
- Suite 302 Pictures
- Demographics

2. THE DAVISON ADVANTAGE

- Industry Affiliations
- Broker Bio / About Us

PROPERTY OVERVIEW

INTRODUCTION



Property Data:

Address:	390 East Main Street
Parcel Number:	260-35272-10001
Township:	Ephrata Boro
Zoning:	Neighborhood Commercail 2
Year Built:	1848
Signage:	Monument
Square Footage Available:	423-926 sf
Ceiling Height:	8' +/-
Electric:	Each floor metered separate
Heating System	Each floor metered separate
Heating Fuel Source:	Gas
Cooling System:	Central AC
Water/Sewer:	Public
Water Heater:	Electric
Roof Type:	Roof Type:
Parking Spaces:	Parking Spaces:
Asking Rental Rate:	\$11.95 NNN
Total CAM:	\$6.86 psf

Property Description:

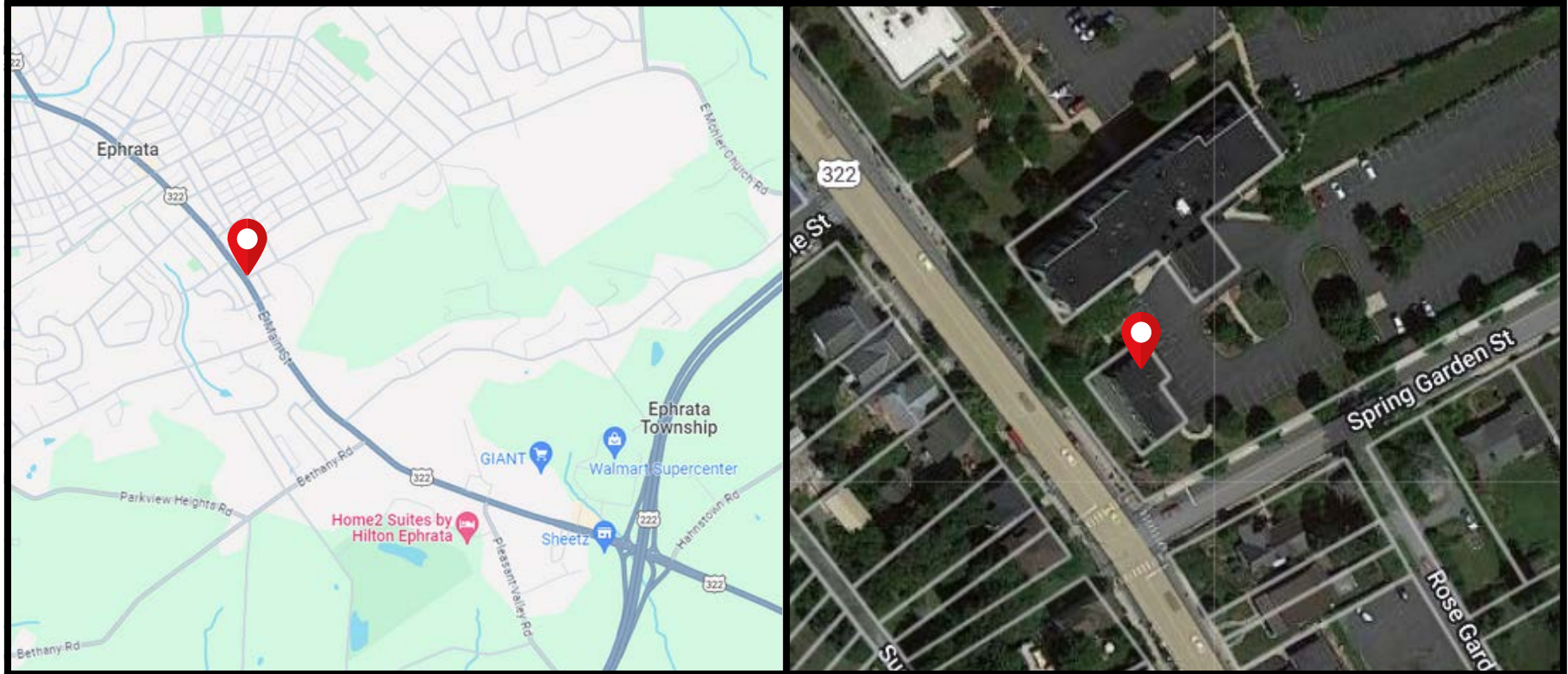
The office suites at 390 East Main Street are in the beautifully restored mansion formally known as the historic Mountain Springs Hotel. It's conveniently located 1.6 miles from Route 222, yet within easy walking distance to all the charm and shopping of downtown Ephrata. The current spaces available range in size from 423 to 926 square feet. The entire building is sprinkled with each suite having access to elevator service and common area restrooms.

Spaces available:

- Suite 102, 423 sf
- Suite 301, 926 sf
- Suite 302, 875 sf

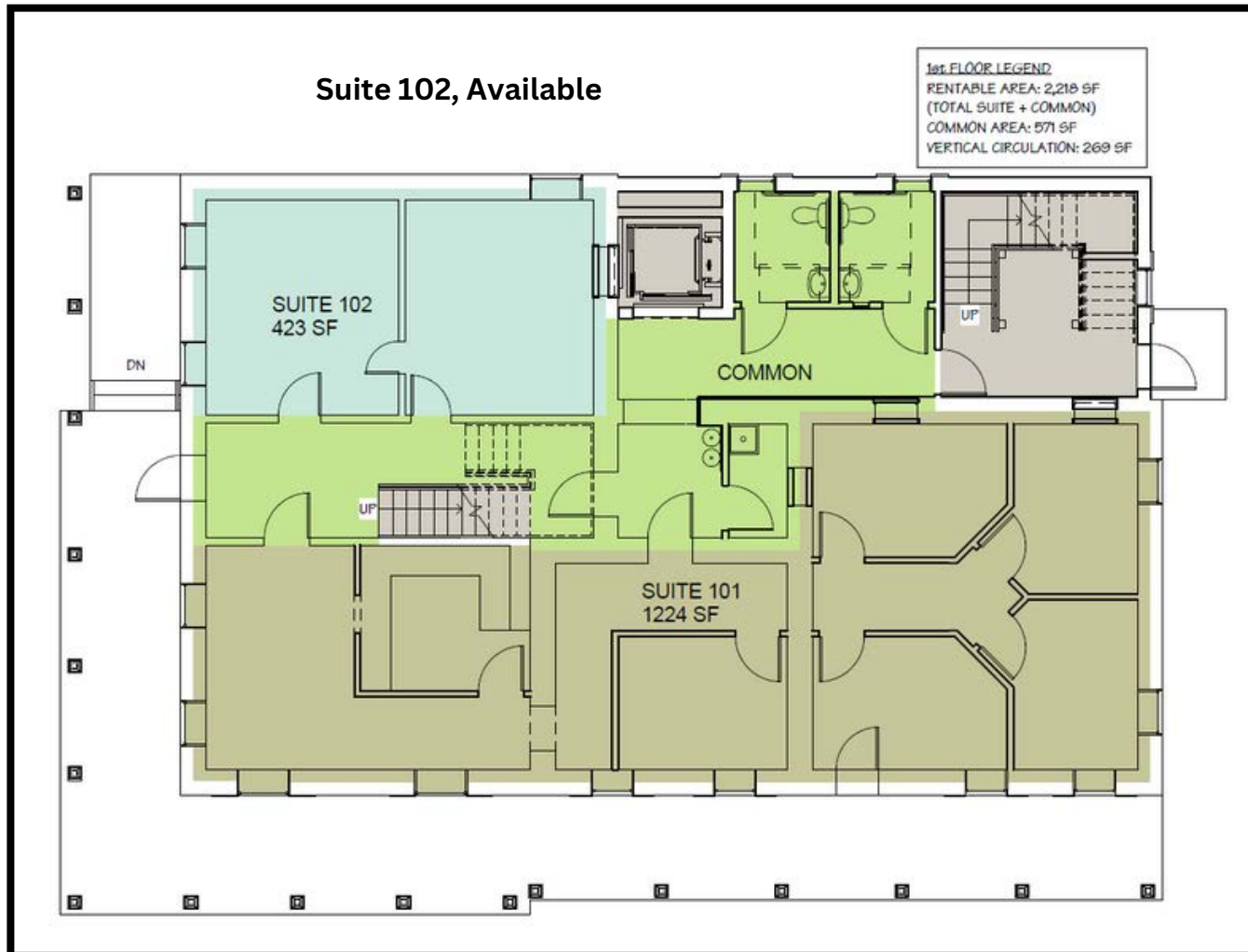
PROPERTY OVERVIEW

AREA MAP / SATELLITE VIEW



PROPERTY OVERVIEW

FIRST FLOOR (Ste. 102)



PROPERTY OVERVIEW

SUITE 102 PICTURES



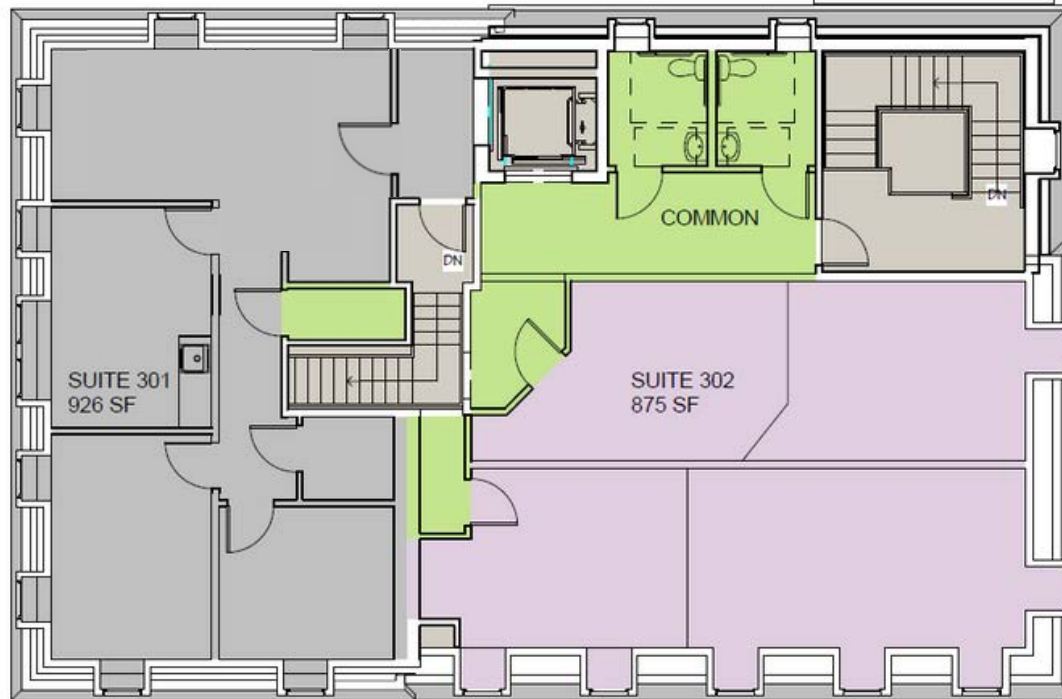
PROPERTY OVERVIEW

THIRD FLOOR (Ste. 301, 302)



Suite 301, Suite 302, Available

3rd FLOOR LEGEND
RENTABLE AREA: 2,161 SF
(TOTAL SUITE + COMMON)
COMMON AREA: 360 SF
VERTICAL CIRCULATION: 327 SF



PROPERTY OVERVIEW

SUITE 301 PICTURES



PROPERTY OVERVIEW

SUITE 302 PICTURES

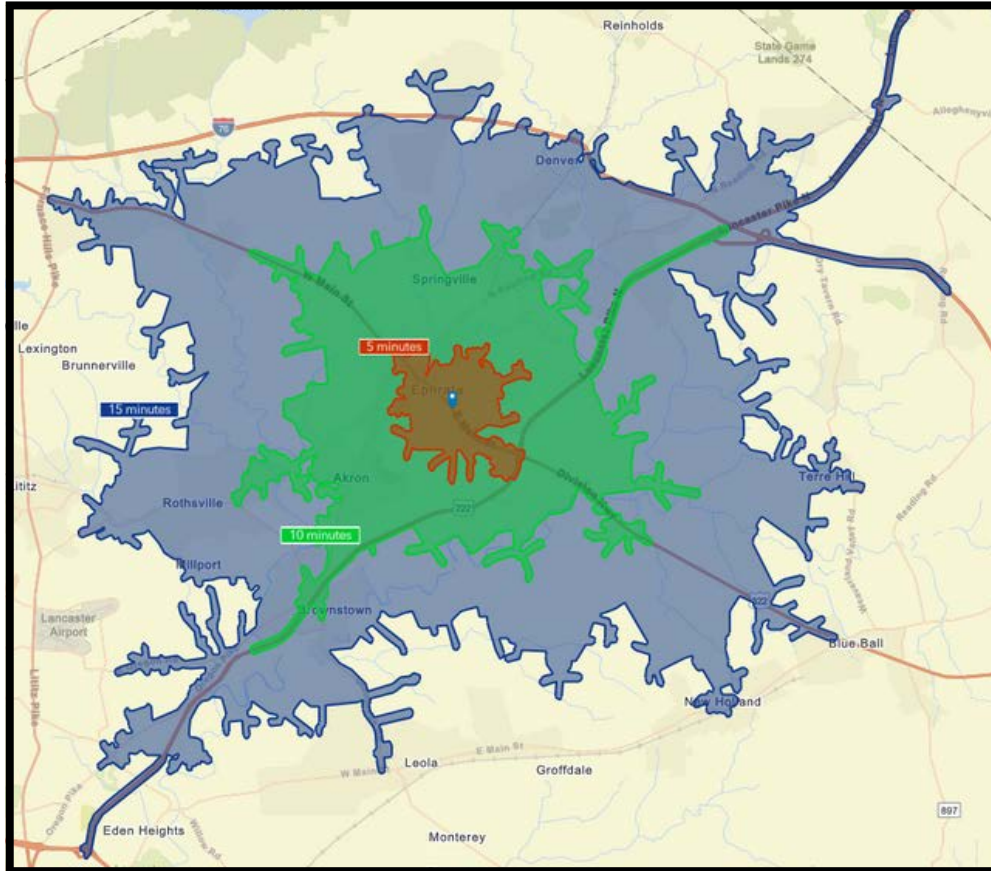


PROPERTY OVERVIEW

DEMOGRAPHICS



US Census Bureau, 2023,
ESRI Community Profile
Drive Time Data



Data Category	5 Minute	10 Minute	15 Minute
Total Population	11,359	32,037	65,499
Total Households	4,634	12,784	24,983
Median Household Income	\$58,284	\$68,227	\$75,639
Median Age	38.5	40.1	40.3

THE DAVISON ADVANTAGE

INDUSTRY AFFILIATIONS



The Self Storage Association (SSA) and its subsidiaries are the world's premier trade organization representing the best interests of the self-storage industry. They are the most respected source for industry information, education, resources, and legislative advocacy.



The Pennsylvania Self Storage Association is committed to strengthening and enhancing the self-storage industry in the keystone state. The mission is to promote the concept of self-storage and the business of the members, while monitoring legislation and acting as the industry's voice in the state.



For more than 50 years, the Certified Commercial Investment Member (CCIM) Designation remains the gold standard for commercial real estate professionals, including appraisers, asset managers, brokers, developers, investors, lenders, and other professionals. CCIMs complete a rigorous program of advanced coursework, training in financial and market analysis, and demonstrate extensive experience in the commercial real estate industry.



The Pennsylvania Association of Realtors® is comprised of more than 35,000 residential and commercial Realtors® who subscribe to a strict Code of Ethics and Standards of Practice. The mission is to protect private property rights, facilitate a consistent and reliable marketplace and promote the professional, ethical, and successful practice of real estate.



The Society of Industrial and Office Realtors (SIOR) is the leading global professional office and industrial real estate association. With 3,700 members in 45 countries and 722 cities, SIOR represents today's most knowledgeable, experienced, and successful commercial real estate brokerage specialists.



Since 1917, the Lancaster Association of Realtors has been working to foster knowledgeable, ethical, and competent agents to support the needs of their buyers and sellers. Through leadership and education, we believe that all Realtors can continue to excel in their careers. We value our members' expertise, diversity, and pursuit of knowledge. Today, LCAR hosts over 1,600 members.



The National Association of Realtors is America's largest trade association, representing 1.5 million+ members, including NAR's institutes, societies, and councils, involved in all aspects of the residential and commercial real estate industries. The mission is to empower REALTORS® as they preserve, protect, and advance the right to real property for all.



The Lancaster Commercial and Industrial Realtors Council provides members with educational and networking opportunities through the exchange of information, cooperation, and fellowship. It serves to promote commerce, business, and economic growth of the county.

THE DAVISON ADVANTAGE

BROKER BIO / ABOUT US



Broker Bio:

Brian Davison is a graduate of Cedar Crest High School, holds a bachelor's degree in Education from Millersville University and a master's degree from The College of Notre Dame of Maryland. He was a high school educator in the Baltimore area for 7 years. While teaching, he also served as a varsity football and head wrestling coach.

After leaving the education field, he worked in the new home industry as a Sales Representative and Regional Sales Manager with Ryan Homes and Keystone Custom Homes, respectively. In January 2012, Brian began his career as a Commercial Broker with High Associates. While at High, he earned his Pennsylvania Real Estate Broker License, his Certified Commercial Investment Member (CCIM), and his Society of Industrial and Office Realtors (SIOR) designations.

After High, he served as the Vice President of Brokerage for a firm that sold specifically self-storage properties across the Mid-Atlantic and Northeast regions. This experience led Brian to start Davison Associates LLC in 2023. Davison Associates focuses on larger commercial transactions in south central Pennsylvania and self-storage transactions nationally.

He has served on the Board for the Lancaster County Association of Realtors, as the President of the Commercial and Industrial Realtor's Council and was the 2019 Commercial Realtor of the Year. He is the past President of the Lancaster Early Education Center and currently serves on the Lancaster Hourglass Board, he is an Officer for the SIOR Philadelphia Chapter and a Board Member on the Pennsylvania Self Storage Association.



About Us:

Davison Associates LLC is a commercial real estate brokerage with a focus on office and industrial properties locally, as well as self-storage properties regionally. We opened our doors in 2023 in beautiful Lancaster, Pennsylvania. This address serves as a great location to the properties and clients we serve at home and in the Mid-Atlantic Region.

We feel the best customer experience comes from an appreciated, talented, and engaged employee who loves what they do. Our team members live by the Golden Rule and have a calling to help people. Our passion for seeing lives improved through our efforts drive us. We strive every day to reach our full potential by working smart and hard, with an endless curiosity to learn about people and real estate.

We believe that investing in our communities is not just good business, it's our responsibility. Each of our team members is required to serve the community in some capacity. Please read our biographies to see how we are involved and feel free to contact us with any questions.