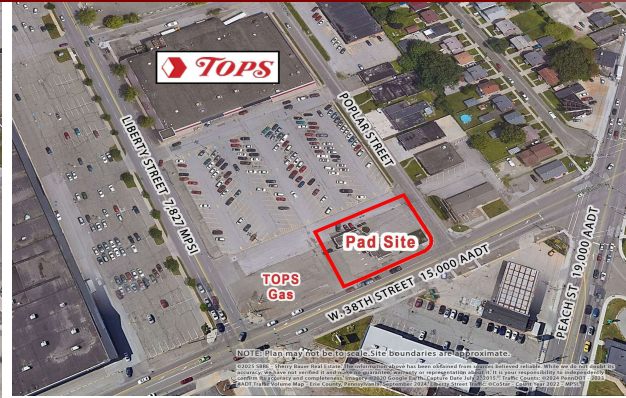


FOR LEASE

10,000± SF OUTPARCEL PAD SITE

Liberty Center I | 702 W. 38th Street | Erie, PA 16508



OFFERED AT:
\$4,500.00
PER MONTH
(NNN)

PROPERTY HIGHLIGHTS

- 10,000± SF Outparcel Pad Site For Lease In Front Of Tops Friendly Markets & Contiguous With Tops Gas
- Corner Lot At W. 38th & Poplar Streets Just West Of Peach Street
- Approximately 145' Along W. 38th Street with 16,000 Average Daily Traffic (PennDOT AADT, 2023 Count Year)
- Approximately 69' Frontage Along Poplar Street
- 506± SF Bank Facility With 5 Drive-Thru Lanes Built In 1986
- Public Utilities On-Site
- Zoned C-2, General Commercial District
- Part Of Liberty Center I, A 229,805± SF Retail Center
- Join Tops Market & Gas Station, AMVETS Thrift Store, Harbor Freight Tools, Erie Gymnastics Center, GNC, Dollar Tree, Rotech Healthcare, PA Wine & More
- LERTA Tax Incentive Program Available Offering 80-100% Tax Abatement On Improvements For 10 Years
- Offered For Lease At \$4,500/Month – NNN (\$54,000/Year – NNN)
- CAM & Insurance Approx. \$1.87/SF/YR (Based On 2024)
- Taxes Approximately \$0.95/SF/YR (Based On 2024)
- 1.03 To 3.30± Acre Pad Sites Available Along Liberty St. Offered At \$75,000/Year – NNN

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

O. 814.453.2000 x101 \ C. 814.460.2000
sbauer@sherrybauerrealestate.com

SBRE

For Lease | Liberty Center I | 702 W. 38th Street | Erie, PA 16508

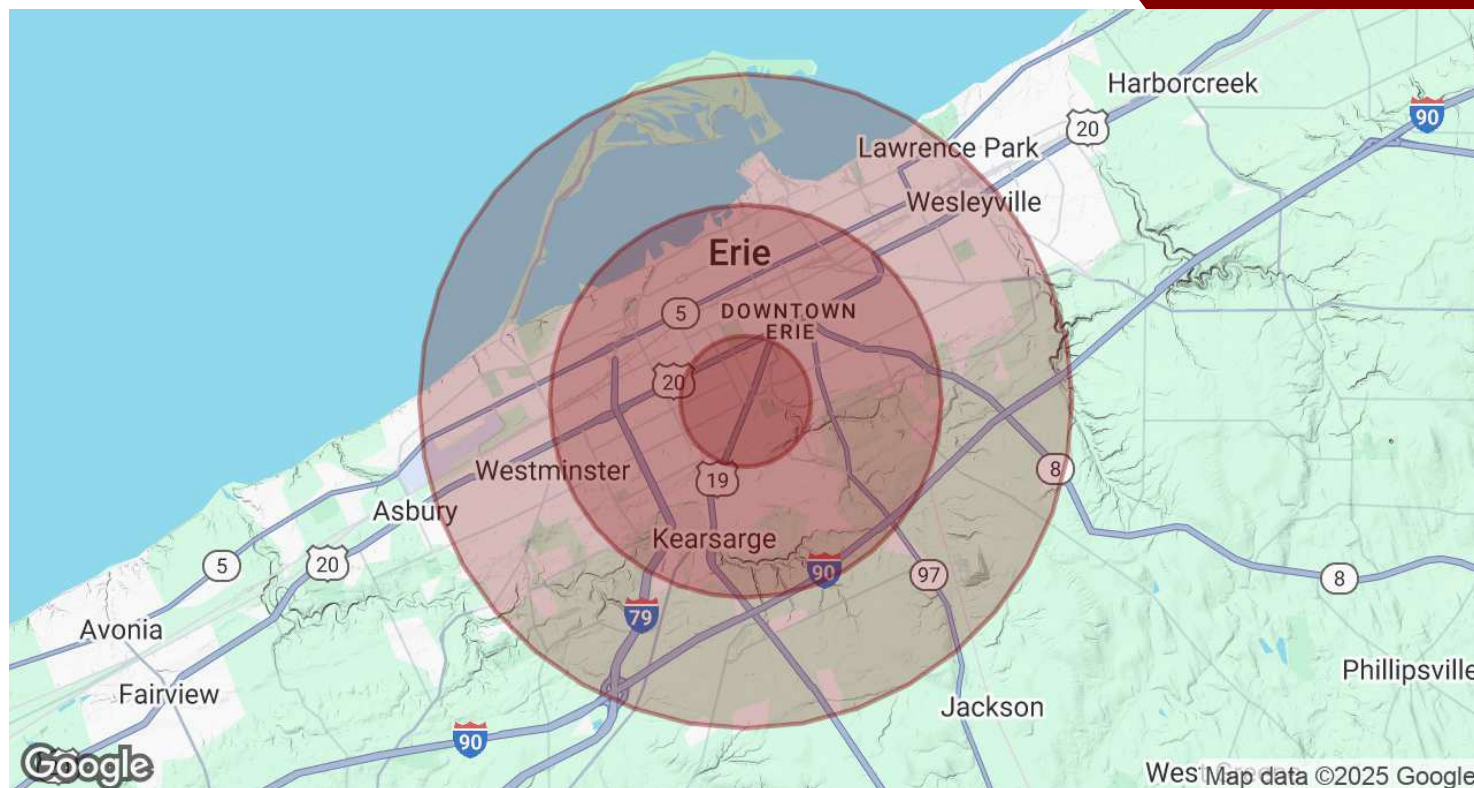
SHERRY BAUER REAL ESTATE SERVICES

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10,000± SF OUTPARCEL PAD SITE

For Lease | Liberty Center I | 702 W. 38th Street | Erie, PA 16508

SBRE
SHERRY BAUER REAL ESTATE SERVICES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,076	100,871	153,577
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	42	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,071	42,825	64,589
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$72,407	\$65,700	\$72,974
Average House Value	\$137,396	\$151,140	\$165,478
TRAFFIC COUNTS			
W. 38th Street At Plum Street	16,000/day		

** Demographic data derived from 2020 ACS - US Census. Traffic data source 2022 AADT Traffic Volume Map for Erie County, PA, published by PennDOT August 2023.*

FOR MORE INFORMATION PLEASE CONTACT

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204.7. C-2 General Commercial District.

(a) Permitted uses.

Accessory uses and structures
Animal care/pet grooming (Section 305.29)
Appliance sales and service
Automobile/camper/RV sales
Automotive body/repair shop
Banks and business offices
Beverage distributors
Business services
Car washes
Cleaners
Commercial recreation
Computer users center
Convenience stores (Section 305.35)
Copy shops
Corporate offices
Day-care centers (Section 305.15)
Drive-in businesses (Sections 305.2, 305.4, 305.5)
Eating and drinking establishment
Essential services
Fitness center/gym
Flea/farmers market
Florist
Funeral homes
Gasoline service stations (Sections 305.2, 305.4)
Home occupation
Hotels and motels
Ice cream shop
Licensed massage therapy (Section 305.43)
Massage parlors (Section 305.33)
Mobile home and trailer sales (Section 305.31)
Multiple-family dwellings
Off-street parking lots (Sections 305.2, 305.3)
Parking garages/ramps
Personal self-storage facilities
Personal services
Private clubs
Professional services
Public/semipublic uses (Section 205.3)
Radio and television broadcasting
Research laboratories (Section 305.23)
Retail business
Service garage (Sections 305.2, 305.4)
Short-term rental (Section 305.49)
Signs/outdoor advertising
Stations and studios
Tattoo parlors
Theaters
Used car sales lot
Video rental

(b) Special exceptions.

Business uses similar to permitted uses in this district not otherwise specified (Section 305.32)

Commercial/industrial wind energy systems (Section 305.45)

Small wind energy systems (Section 305.45)

Wireless communication facilities (Section 305.37)

(c) Conditional uses.

Adult bookstore (Section 305.33)

Adult live entertainment (Section 305.33)

Adult mini motion-picture theater (Section 305.33)

Adult motion-picture theater (Section 305.33)

ARTICLE 1303. Zoning Ordinance

Article 2. District Regulations

§ 205. Lot, yard and height requirements.

[Ord. 80-2005, passed 12-28-2005; Ord. 15-2023, passed 4-19-2023; Ord. 52-2024, passed 9-18-2024]
The minimum lot area per family, maximum lot coverage by buildings and structures, minimum depth of front yard, minimum depth of rear yard, total combined width and minimum width of side yards, maximum height of structures and number of stories, and minimum floor area per dwelling for each district shall be specified in the following tables:

Use Districts	R-1	R-1A	R-2	R-3	RLB
Minimum lot area per family (square feet)	6,000 (A)	6,000 (A)	2,000 (A,L)	1,000 (2-1975)	1,000
Maximum lot coverage by buildings	35% (I)	50% (I)	50% (I)	50% (I)	50% (I)
Minimum depth of front yard (feet)	30 (B,G)	(B,G)	(B,G)	(B,G)	(B,G,M)
Minimum depth of rear yard (feet)	30 (D,J)	20 (D,J)	20 (D,J)	15 (D,J)	30 (D,J,M)
Minimum total width of side yards (feet)	15 (J)	6 (J)	6 (J)	6 (H,J)	15 (J,M)
Minimum width of least side yards (feet)	5 (J)	3 (J)	3 (J)	3 (H)	5 (J,M)
Maximum height of structure (feet)	35	35	45	100 (F)	60 (K)

NOTES:

(A)	Use of lot of record	205.1
(B)	Front yard adjacent setback	205.2
(C)		
(D)	Rear yard with alley or irregular shape	205.4
(E)	Side and rear yards adjacent to any R District	205.5
(F)	Height exceptions, chimney, towers, spires	205.6
(G)	Minimum front yard for garage whenever the garage doors face the street	205.14
(H)	Increased side yard above second story	205.15
(I)	Exclusive of roofless decks, pools, roofless walkways	205.16
(J)	Side and rear yard of existing nonconforming principal buildings	205.17
(K)	Height exception in RLB District for hospitals	205.22
(L)	Three- and four-family dwellings in R-2	305.16

NOTES:

(M) Multiple-family dwellings use R-3 yard requirements

305.16

Use Districts	C-1	C-2	C-3	C-4	M-1	M-2
Minimum lot area per family (square feet)	1,000	1,000	1,000 (C)	1,000	N/A	N/A
Maximum lot coverage by buildings	50% (I)	50% (I)	100%	100%	75% (I)	100%
Minimum depth of front yard (feet)	15 (G,M)	(G,M)	(K)	(K,N,M)	30	(C,G)
Minimum depth of rear yard (feet)	(E,J,M)	(E,J,M)	(E,J)	(E,J,M)	30	(E,J)
Minimum total width of side yard (feet)	N/A (M)	N/A (M)	N/A	N/A (M)	20	N/A
Minimum width of least side yards (feet)	(E,J,M)	(E,J,M)	(E,J)	(E,J,M)	10 (E,J)	(E,J)
Maximum height of structure (feet)	45	45 (F)	(L)	60	100 (F)	100 (F)

NOTES:

*N/A - Not applicable

(A) Use of lot of record	205.1
(B) Front yard adjacent to existing building	205.2
(C) Lot area per family shall equal one dwelling unit for every 1,000 square feet of building size	
(D) Rear yard with alley or irregular shape	205.4
(E) Side and rear yards adjacent to any R District	205.5
(F) Height exceptions, chimney, towers, spires	205.6
(G) Minimum front yard for garage whenever the garage doors face the street	205.14
(H) Increased side yard above second story	205.15
(I) Exclusive of roofless decks, in-ground pools, roofless walkways	205.16
(J) Side and rear yard of existing nonconforming principal buildings	205.17
(K) No front yard setback permitted	205.20
(L) As controlled by Airport Zoning Ordinance	—
(M) Multiple-family dwellings use R-3 yard requirements	305.16
(N) Front yard setback for residential structures	205.21

Use Districts	W-C	W-C2	W-C3	W-M	W-R	IP
Minimum lot area per family (square feet)	1,000 (M)	1,000	1,000	N/A	1,000	N/A
Maximum lot coverage by buildings	65%	65%	100%	100%	50% (I)	60% (K)
Minimum depth of front yard (feet)	(G,M)	(G)	0 or 30 abuts R District	(G)	(B,G,M)	25 (K)

Use Districts	W-C	W-C2	W-C3	W-M	W-R	IP
Minimum depth of rear yard (feet)	(E,J,M)	(E,J)	0 or 30 abuts R District	(E,J)	20 (D,J,M)	10 (K)
Minimum total width of side yards (feet)	N/A (M)	N/A	0 or 30 abuts R District	N/A	6 (H,M)	20 (K)
Minimum width of least side yards (feet)	(E,J,M)	(E,J)	0 or 30 abuts R District	(E,J)	3 (H,J,M)	10 (K)
Maximum height of structure (feet)	50 (F)	100	100 (F)	100 (F)	50 (F)	50 (K)

NOTES:

*N/A - Not applicable

(A)	Use of lot of record	205.1
(B)	Front yard adjacent to existing building	205.2
(C)		
(D)	Rear yard with alley or irregular shape	205.4
(E)	Side and rear yards adjacent to any R District	205.5
(F)	Height exceptions; chimney, towers, spires	205.6
(G)	Minimum front yard for garage whenever the garage doors face the street	205.14
(H)	Increased side yard above second story	205.15
(I)	Exclusive of roofless decks, in-ground pools, roofless walkways	205.16
(J)	Side and rear yard of existing nonconforming principal buildings	205.17
(K)	Manufacturing park requirements	205.20
(L)	As controlled by Airport Zoning Ordinance	—
(M)	Multiple-family dwellings use R-3 yard requirements	305.16

205.1. Any lot of record existing at the effective date of this amendment and held in separate ownership different from ownership of adjoining lots may be used and occupied by a single-family dwelling even though its lot area per family is less than the minimum requirement of this Ordinance. Any lot of record in the R-1 District existing before the effective date of this Ordinance and having a lot width of less than 41 feet in width may reduce the side yard requirements to a total of 10 feet, with a minimum side yard of at least three feet.

205.2. In any appropriate district where a structure exists on the applicant's lot or any adjacent lot, the required depth of front yard for the proposed structure shall be the average depth of the existing structures located between two intersecting streets within a tolerance of plus or minus five feet.

205.3. Accessory structures customarily associated with parks and playgrounds shall be allowed on-site without a principal structure. Such structures may include, but are not limited to, picnic pavilions, gazebos, and equipment storage sheds.

205.4. In measuring the depth of side and rear yards, where the lot line is not parallel with the front the average dimension may be used, and where the lot line abuts an alley 1/2 the width of the alley may be considered as a portion of the required yard space.

205.5. The side yard and rear yard of any C, W-C, M or W-M district abutting any RLB or any R or W-R district shall be at least one foot for each one foot of building height and shall have screening to abutting properties in R Districts which shall be protected from automobiles by wheel barriers or guardrails.

205.6. Appurtenances to buildings, chimneys, stacks, elevator bulkheads, penthouses, gas or water towers, cooling towers, stage towers or scenery lofts, electric signs, wireless towers, and other necessary mechanical appurtenances, where permitted by Building Code and Use Regulations, and erected upon and as an integral part of the building, or a monument, shaft, spire, dome, tower, if erected for ornamental purposes only, may be erected or extended above the height limit of the district, provided that any such structure shall set back from the vertical plane of the permitted building line one foot horizontally for each two feet of extra height.

205.7. Corner lots shall be considered to have two front yards and two side yards. In R and W-R districts the minimum depth of front yards facing one street only may be reduced to the extent necessary to permit the construction of a dwelling up to 22 feet in width or depth.

205.8. All structures attached to the principal structure, excluding detached accessory structures, and whether open or enclosed, including porches, carports, attached garages, balconies, and bay windows above grade level, shall comply with all the required front, side and rear yards. Handicap ramps without a roof or enclosed sides are exempt from this rule.

205.9. In any R District detached accessory buildings shall be located in the side or rear yard of the principal building, at least six feet from any dwelling or alley, at least three feet from any side and/or rear property line. Detached accessory buildings shall be no larger than 720 square feet in size or 15 feet in height. (See Illustration No. 1.^[1]) Accessory structures located less than six feet from the principal structure shall be considered attached and must conform to the setback requirements of Section **205**. No requirement for maximum building coverage or setbacks contained in this Ordinance shall prevent the construction of a shed which does not exceed 100 square feet in size.

- (a) In all other zoning districts, detached accessory buildings shall meet the setback, height and lot coverage requirements for that district and shall be located in the side or rear yard setback area.
- (b) Swimming pools shall be located in the side or rear yard of the principal building. Detached pools, with or without a deck, shall be considered as being a minimum of six feet from any dwelling. The rear and side yard setback detached pool is six feet. Swimming pools attached to the home must meet all the requirements set forth in Section **205**, Lot, yard and height requirements.

[1] *Editor's Note: Said illustration is included as an attachment to this Ordinance.*

205.10. In a residential district any fence, hedge or enclosure within the required yard space shall not exceed a height of six feet six inches. In a nonresidential district any fence, hedge or enclosure within the required yard space shall not exceed a height of eight feet six inches. Where there is a boundary line between the two districts, the less restrictive eight-foot-six-inch height shall be permitted.

- (a) The height of any fence, hedge or enclosure shall be measured from the maximum grade level on either side of the property to the top of the fence, hedge or enclosure. Where a fence and a wall are combined, the top of the fence/wall shall be restricted by the maximum height as noted above.
- (b) Any fence, hedge or enclosure that is not of a "see-through" nature and obstructs vision, and is located within 15 feet of a driveway or alley where the driveway or alley intersects a front property line, or is located within 15 feet from a point where two front property lines intersect, shall not exceed a height of 30 inches above the top of the curb. Seventy percent of the fence, hedge or enclosure's area shall be open to be considered "see-through."
- (c) Chain-link fences to protect utility substations, pump houses, reservoirs may be increased in height to allow additional safety and security.
- (d) All dumpsters in the C, R, or W districts must be screened from view on a minimum of three sides.

- 205.11. A roof eave or overhang of a roof shall not project more than 12 inches into required yard spaces. For larger overhangs, the building shall be set back accordingly.
- 205.12. Not more than one house trailer, travel trailer, recreational vehicle, camper trailer, utility trailer, boat trailer, or boat may be stored in any R District, provided that it shall be stored at least three feet from the property line and behind the principal structure. At no time shall any item listed above be used as living quarters except in properly zoned RV/mobile home parks.
- 205.13. Not more than one truck (pickup, panel delivery, flat bed or panel delivery) used for commercial purposes may be stored or parked on a lot in any R and W-R district, provided it is required for the occupant to travel to and from work. Vehicles not permitted under this section include but are not limited to the following: dump trucks, bucket trucks, buses, tow trucks, tractor trailers, garbage and/or scrap hauling trucks or any other equipment or vehicles normally associated with the construction industry. Nonconforming commercial uses within the R District are exempt from this regulation.
- 205.14. Minimum distance between any street property line and any garage doors facing same shall be 20 feet with a clear, unobstructed clear sight area extending five feet on either side of the driveway at the street property line and five feet deep.
- 205.15. In R-3 and W-R districts each side yard shall be increased by three feet per story above the second story.
- 205.16. Maximum lot coverage by buildings as indicated in Section **205** shall not include ground floor roofless decks, swimming pools, and roofless walkways, but shall be required to meet setback requirements.
- 205.17. Existing nonconforming principal buildings, whose use is conforming to the zone in which it is located, may be expanded where the addition infringes into setback areas, only to the extent that the existing principal structure currently infringes into such areas exclusive of bay windows, chimneys, etc. This only applies to additions of two stories or under.
- 205.18. Rear additions to principal buildings may protrude behind the front line of an existing detached accessory structure, provided that the side and rear yard setbacks for the addition are met and a minimum of six feet is maintained between the addition and the detached accessory structure.
- 205.19. Existing open porches may be enclosed where the enclosure will project into the required front yard and/or side yard space, provided that the structure was built prior to the enactment of this Ordinance, there are other open porches extending into the front yard an equal distance within the same block frontage. "In addition, front porches/balconies may be replaced if the porch/balcony infringes into side and front yard setback areas, provided that the new porch size and location is within the existing porch's area."
- 205.20. In C-3 Districts, no building may be set back in any degree from the front property line, exclusive of the public right-of-way. The Central Commercial District shall promote and maintain the high-density urbanized commercial patterns that are fundamental to downtown areas and to insure a feeling of large-scale development with properties utilized to their fullest. Any existing structure in this district shall be permitted an addition or alteration to the front of the structure even if that addition does not extend to the right-of-way. This exception does not include side additions which continue the existing front yard setback.
- 205.21. In the C-4 Zoning District, structures which are proposed for residential use only shall be allowed a variable setback of zero- to fifteen-foot setback.
- 205.22. Hospitals located in RLB Districts shall meet height requirements set forth in R-3 Zoning Districts.

LERTA – Local Economic Revitalization Tax Assistance

For projects started and permits secured before July 3, 2019 [click here](#)

LERTA is a tax abatement program designed to encourage reinvestment in the City of Erie.

City Council File No. 16,099, Official Ordinance No. 37-2019

Effective July 3, 2019 superseding all prior LERTA Ordinances

In June 2019, the City, School District, and County taxing bodies adopted ordinances to provide for a beneficial investment incentive for Commercial/Industrial and Residential properties throughout the City of Erie. This real estate tax abatement program applies to the increased taxes that would result from an increase in the assessed value of a property due to improvements that are completed through the permitting process. Please note that the property owner will continue to pay existing real estate taxes on the property (and an increased level of taxes on a vacant lot that is converted to an improved lot), but they will not be fully taxed on the improvements until the abatement time period ends.

"Improvements" means repairs, renovations, new construction, reconstruction, alterations, or additions, having the effect of rehabilitating a deteriorated property, either commercial or residential, so that it becomes habitable or attains higher standards of safety, health, economic use or amenity, or is brought into compliance by laws, ordinances, or regulations governing such standards. Ordinary upkeep and maintenance shall not be deemed an improvement and should not result in an increased assessed value and taxation.

Improvements that do not result in an increased assessed value on the subject property will not qualify for LERTA.

LERTA will only be granted when a LERTA application accompanies a building permit. Benefits will not be applied retroactively to projects started without the proper permits. In order to be eligible for the exemption, the applicant/property owner must submit a LERTA application for tax exemption to the City at the time the applicant/property owner secures the building permit. Additionally, the applicant/property owner must be current on all real estate taxes owed on all properties he/she/it owns in the County of Erie.

New construction and improvements made to all Industrial, Commercial, and Business properties in the City of Erie shall be eligible for an exemption of real estate property taxes pursuant to the following schedule:

Industrial, Commercial, and Business properties		
YEAR	CITY & COUNTY TAX EXEMPTION	SCHOOL TAX EXEMPTION
1	100%	80%
2	100%	80%
3	100%	80%
4	100%	80%
5	100%	80%
6	100%	80%
7	100%	80%
8	100%	80%
9	100%	80%
10	100%	80%

New construction and improvements made to all Residential properties in the City of Erie shall be eligible for an exemption of real estate property taxes pursuant to the following schedule:

Residential properties	
YEAR	CITY, COUNTY, & SCHOOL TAX EXEMPTION
1	100%
2	100%
3	100%
4	100%
5	100%
6	100%
7	100%
8	100%

9	100%
10	100%

The exemption from taxes granted under this program shall not terminate upon the sale or exchange of the property.

Applicants must pay a one-time application fee at the time of submission of LERTA application. This fee is as follows:

Nature of Exemption	Application Fee
Residential Improvements	\$25.00
Residential New Construction	\$25.00
Industrial, Commercial, Business Improvements	\$100.00
Industrial, Commercial, Business New Construction	\$100.00

Special Note on Deteriorated/Demolished Property (Commercial/Industrial or Residential):

In any case where deteriorated property (Commercial/Industrial or Residential) is damaged, destroyed, or demolished, by any cause or for any reason, and the assessed valuation of the property affected has been reduced as the result of such damage, destruction, or demolition, the exemption from real property taxation shall be limited to the actual cost of improvements or construction that is in excess of the original assessment that existed prior to damage, destruction, or demolition of the property. In the event that a property has been fully demolished by demolition permit, and has remained vacant of any structure after the expiration of one year from the time of issue of the permit, then the assessed value of the demolished improvements shall thereafter not be subject to taxation.

Processing: To ensure the property owners receive the benefit, the City of Erie files the LERTA Application and a copy of the approved Building Permit with the Erie County Assessment Office on behalf of the property owner prior to the start of new construction/renovations. The City of Erie Zoning Officer and staff members of the City's Building Inspection/Permits Office will assist property owners and/or their contractors with this process. They may be reached at (814) 870-1313.

[Click here](#) to view listings of those permits which have been issued by the City of Erie.

Sunset Provision:

The provisions of the LERTA Ordinance shall expire on the tenth anniversary of its enactment (06/30/2029), unless extended by ordinance duly adopted.

Contact:

For more information on this real estate tax incentive, please contact:

Chris Groner, Director of Economic and Community Development

Phone: (814) 870-1272 or Email: cgroner@erie.pa.us