

FOR LEASE

# 1,559± SF SECOND GENERATION RESTAURANT

Liberty Center II | 709 W. 38th Street | Erie, PA 16508



**OFFERED AT:**  
\$23.09/SF/YR  
NNN

## PROPERTY HIGHLIGHTS

- 1,559± SF Turn-Key Second Generation Restaurant
- Dining Area With Seating For ±26
- Fully Equipped Commercial Kitchen With 12' Ancillary Hood, Flat Top Grill, Gas Range, Fryers, Coolers, Freezers, Stainless Steel Prep Tables & Sinks, Ice Maker, Mop Sink, Etc. (Business Name Excluded)
- Floor Plan & 3D Tour Available
- Join Liberty Center II - A 5-Unit Center Totaling 7,670 SF
- Excellent Signage & Visibility on High Traffic Corridor
- 21,000 Average Daily Traffic Along Peach Street  
19,000 AADT Along W. 38th Street  
(2023 PennDOT, 2022 Count Year)
- Access from Peach & W. 38th Streets – On Bus Route
- Up To 3,076± SF Available With Contiguous End Cap Unit (Currently The UPS Store – Available 11/2024)
- Offered at \$23.09/SF/YR + CAM  
CAM Estimated at \$4.06/SF/YR (Based on 2023)
- Tenant Pays Approximately \$3,527/Month + Utilities
- Tour Online:  
<https://my.matterport.com/show/?m=245F3Zkux1b>

©2024 SBRE - Sherry Bauer Real Estate. 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 your responsibility to independently confirm its accuracy and completeness.

## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**  
Broker

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

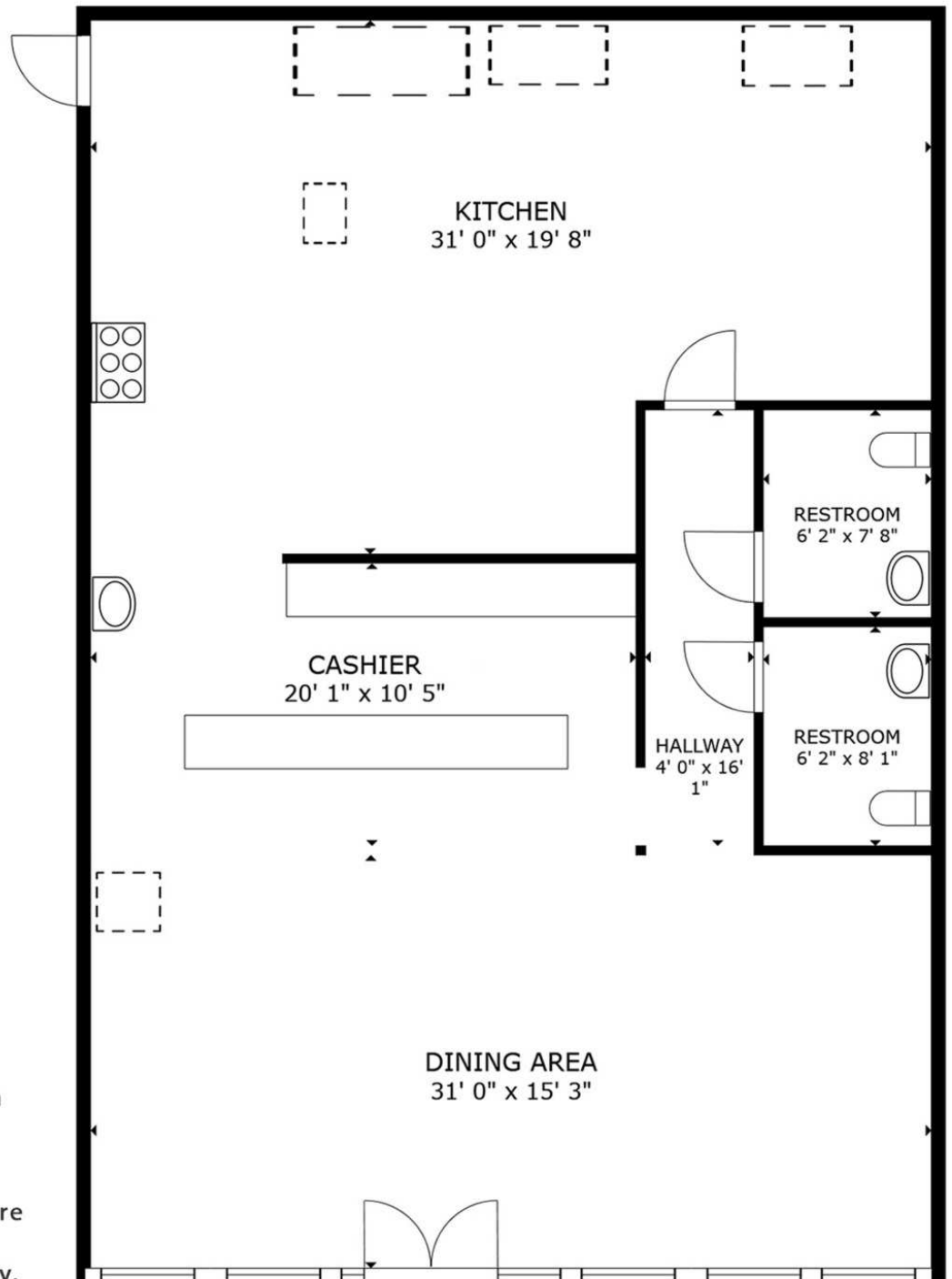


# SBRE

# 1,559± SF 2ND GENERATION RESTAURANT

**For Lease** | Liberty Center II | 709 W. 38th Street | Erie, PA 16508

**360° VIRTUAL TOUR**



1,559± SF Gross Rentable Area  
1,424± SF Gross Internal Area

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality.

NOTE: Size & dimensions are approximate. Drawing may not be to scale. Accuracy is within 2% of reality. ©2024 SBRE -Sherry Bauer Real Estate. 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 your responsibility to independently confirm its accuracy and completeness. Plan Data: ©2024 Matterport.

## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com