

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 19,000 Average Daily Traffic (PennDOT AADT, 2022 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 Friendly Markets, AMVETS Thrift Store, Harbor Freight Tools, Dollar Tree, H&R Block, GNC, Werner Books & Coffee, Erie Gymnastics Center, Stumpy's Hatchet House, Fred's Furniture, Northwest Savings Bank, PA Wine & Good Spirits, Rent-A-Center, Rotech Healthcare & More
- Offered For Lease At \$4,500/Month – NNN (\$54,000/Year – NNN)
- NNN Estimated At \$4.06/SF/YR Based On 2023
- Two 1± Acre Pad Sites Available Along Liberty Street Up To 2.1± Acres Offered At \$75,000/Year – NNN

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## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**  
**Broker**

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 sbauer@sherrybauerrealestate.com

# SBRE

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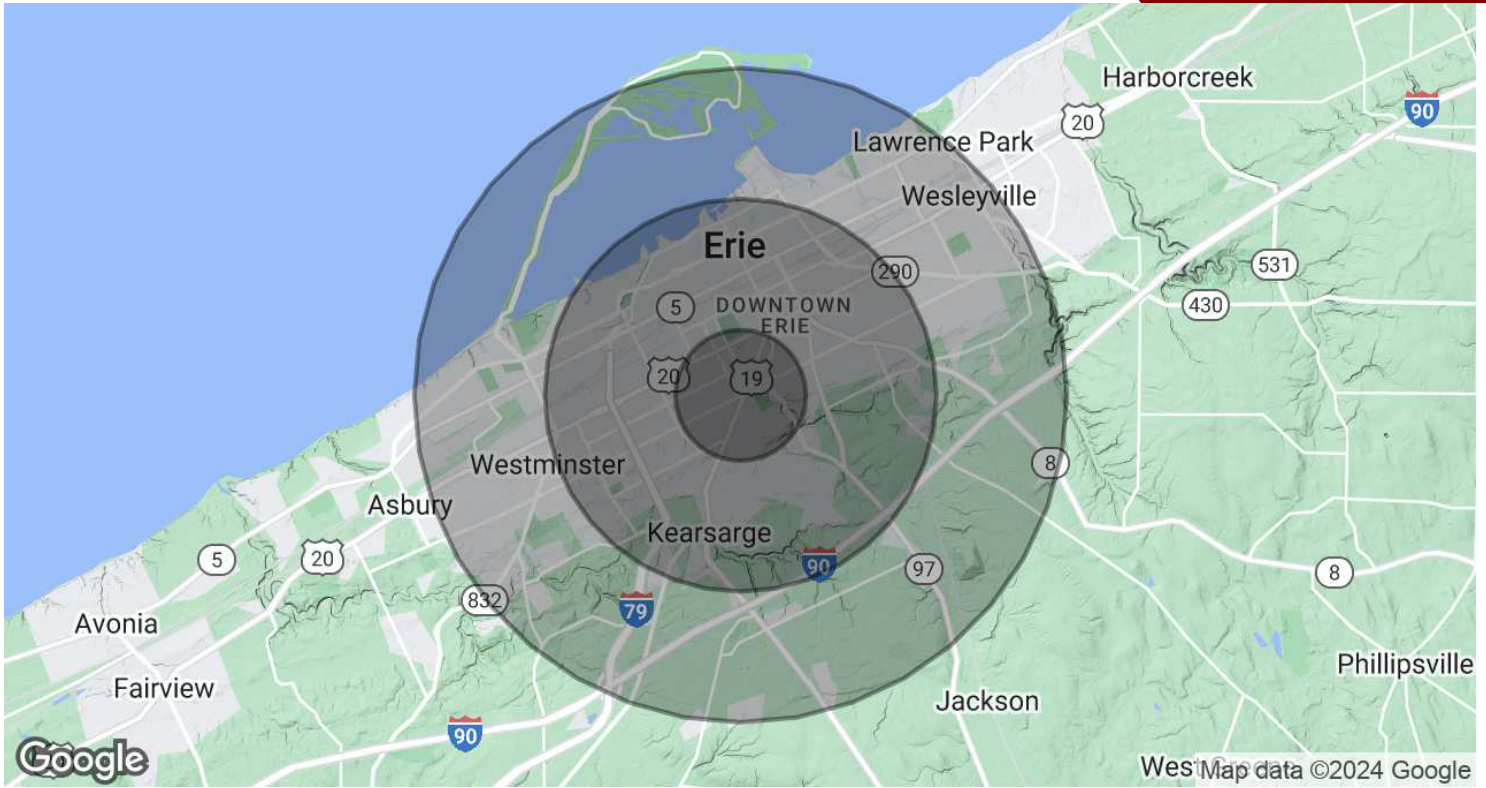
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	16,076	100,871	153,577
<b>Average Age</b>	41	40	41
<b>Average Age (Male)</b>	40	39	40
<b>Average Age (Female)</b>	42	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	7,071	42,825	64,589
<b># Of Persons Per HH</b>	2.3	2.4	2.4
<b>Average HH Income</b>	\$72,407	\$65,700	\$72,974
<b>Average House Value</b>	\$137,396	\$151,140	\$165,478
TRAFFIC COUNTS			
<b>W. 38th Street At Plum Street</b>	19,000/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.

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## 204.16 C-2 GENERAL COMMERCIAL DISTRICT

### PERMITTED USES

Accessory Uses and Structures  
Animal Care/Pet Grooming (305.37)  
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 (305.43)  
Copy Shops  
Corporate Offices  
Day Care Centers (305.23)  
Drive-In Businesses (305.10, 305.12,  
305.13)  
Eating and Drinking Establishment  
Essential Services  
Fitness Center/Gym  
Flea/Farmers Market  
Florist  
Funeral Homes  
Gasoline Service Stations (305.10, 305.12)  
Home Child Care  
Home Occupation  
Hotels and Motels  
Ice Cream Shop  
Licensed Massage Therapy (305.51) 8/09  
Massage Parlors (305.41)  
Mobile Home and Trailer Sales (305.39)  
Multiple-Family Dwellings  
Off-Street Parking Lots (305.10, 305.11)  
Parking Garages/Ramps  
Personal Self Storage Facilities  
Personal Services  
Private Clubs  
Professional Services

Public/Semi-Public Uses (205.12)  
Radio and Television Broadcasting  
Research Laboratories (305.31)  
Retail Business  
Service Garage (305.10, 305.12)  
Short Term Rental (305.57)  
Signs/Outdoor Advertising  
Stations and Studios  
Tattoo Parlors  
Theaters  
Used Car Sales Lot  
Video Rental

### SPECIAL EXCEPTIONS

Business Uses Similar to Permitted Uses  
in this District Not Otherwise Specified  
(305.40)  
Commercial/Industrial Wind Energy Systems  
(305.53)  
Small Wind Energy Systems (305.53)  
Wireless Communication Facilities (305.45)

### CONDITIONAL USES

Adult Book Store (305.41)  
Adult Live Entertainment (305.41)  
Adult Mini-Motion Picture Theater (305.41)  
Adult Motion Picture Theater (305.41)

## 205 LOT, YARD AND HEIGHT REQUIREMENTS

USE DISTRICTS	C-1	C-2	C-3	C-4	M-1	M-2
Minimum Lot Area Per Family (Sq Ft)	1,500	1,000	1,000 (C)	1,000	N/A	N/A
Maximum Lot Coverage By Buildings	35%(I)	50% (I)	100%	100%	70%(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 Yards (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)	45	100(F)	100(F)

\*N/A - NOT APPLICABLE

(A) Use of lot of record	205.10
(B) Front yard adjacent to existing building	205.11
(C) Lot area per family shall equal one dwelling unit for every 1,000 Sq Ft of Bldg Size (2/28/07)	
(D) Rear yard with alley or irregular shape	205.13
(E) Side and rear yards adjacent to any "R" District	205.14
(F) Height exceptions, chimney, towers, spires	205.15
(G) Minimum front yard for garage whenever the garage doors face the street	205.23
(H) Increased side yard above second story	205.24
(I) Exclusive of roofless decks, in-ground pools, roofless walkways	205.25
(J) Side and rear yard of existing nonconforming principal buildings	205.26
(K) No front yard setback permitted	205.29
(L) As controlled by Airport Zoning Ordinance	--
(M) Multiple-Family Dwellings use R-3 yard requirements	305.24
(N) Front Yard Setback for residential structures	205.30