

1509 E. 38TH ST.

1509 E. 38TH ST., ERIE, PA 16510

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the bustling community surrounding 1509 E. 38th St., Erie, PA. This vibrant area offers an array of attractions that make it a prime location for a retail or strip center business. Nearby, the Millcreek Mall Complex boasts a wide variety of retail and dining options, attracting a steady flow of visitors. Additionally, the 38th & Pine Plaza provides a convenient shopping destination featuring well-established anchor stores and local businesses, further enhancing the area's commercial appeal. The local community's enthusiasm for supporting diverse businesses positions this location as a strategic choice for your retail or strip center venture. Join the dynamic fabric of businesses and tap into the energy of the area, setting your retail or strip center business on the path to success.

PROPERTY HIGHLIGHTS

- Versatile layout suited for retail or strip center ventures
- Ample parking for customer convenience
- High visibility in a prime location
- Well-maintained interior space ready for customization

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	5,478 SF
Building Size:	8,556 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,613	36,554	63,544
Total Population	12,831	82,906	140,298
Average HH Income	\$55,440	\$50,151	\$54,445

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,478 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1509 E 38th St	Marco's Pizza #3602	1,578 SF	NNN	-	-
1509 E 38th St	Available	5,478 SF	NNN	Negotiable	-
1509 E 38th St	Subway #34331	1,500 SF	NNN	-	-

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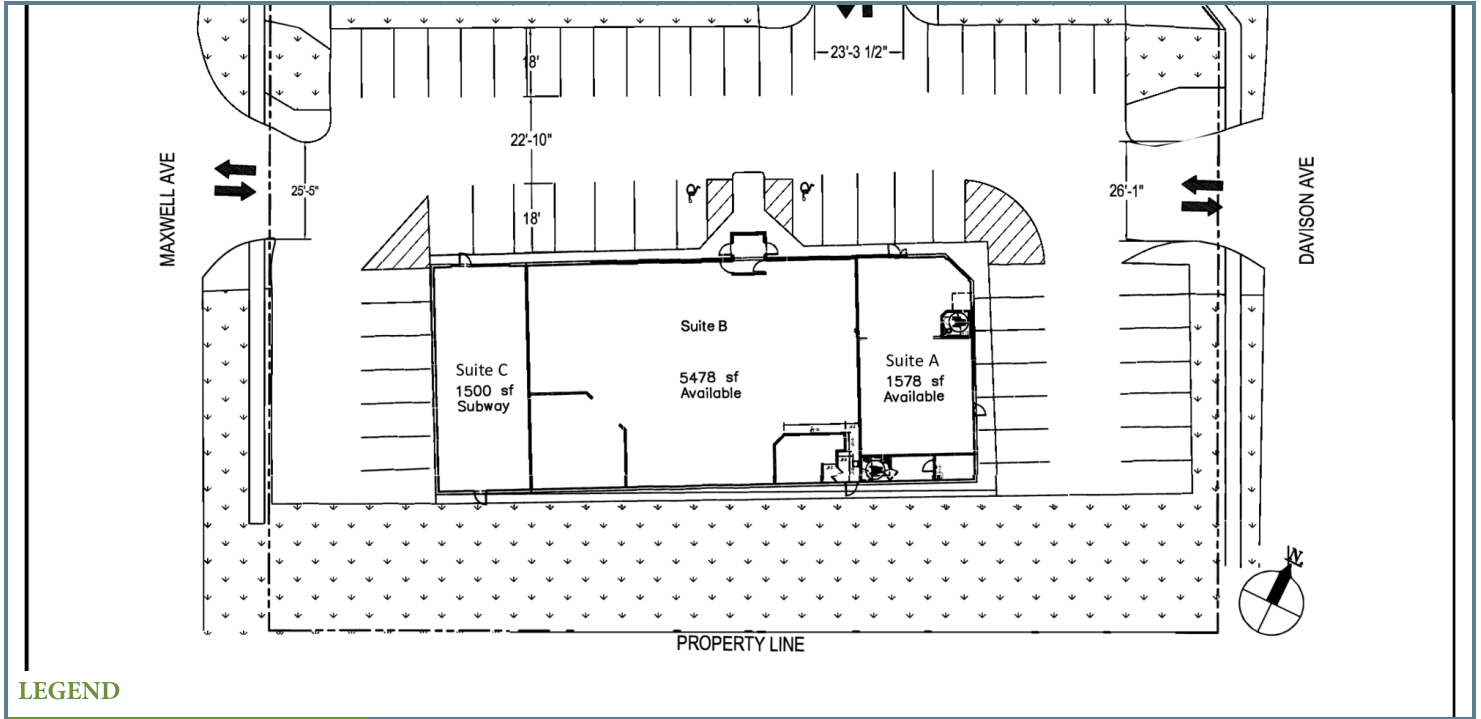
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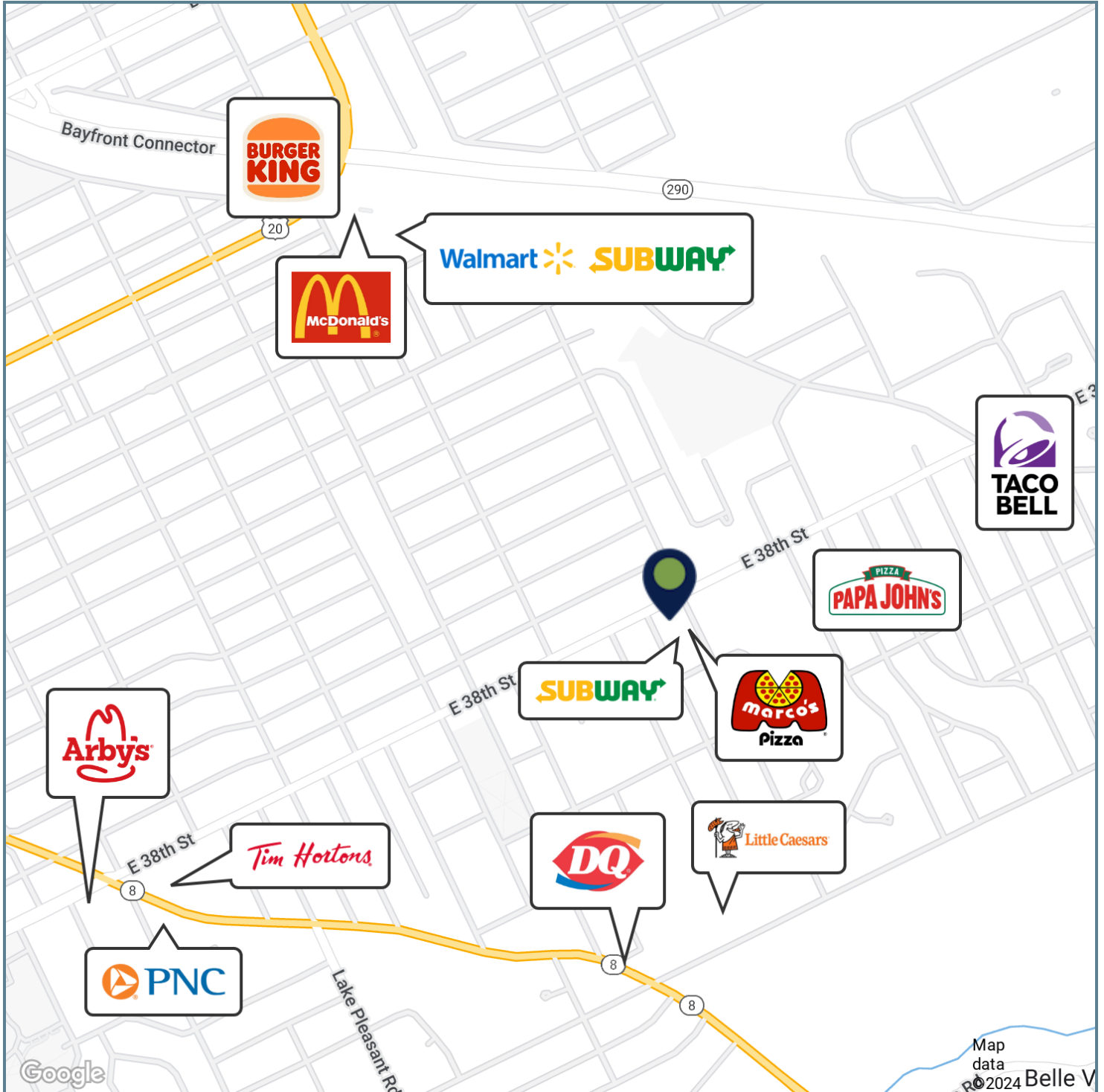
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RETAILER MAP



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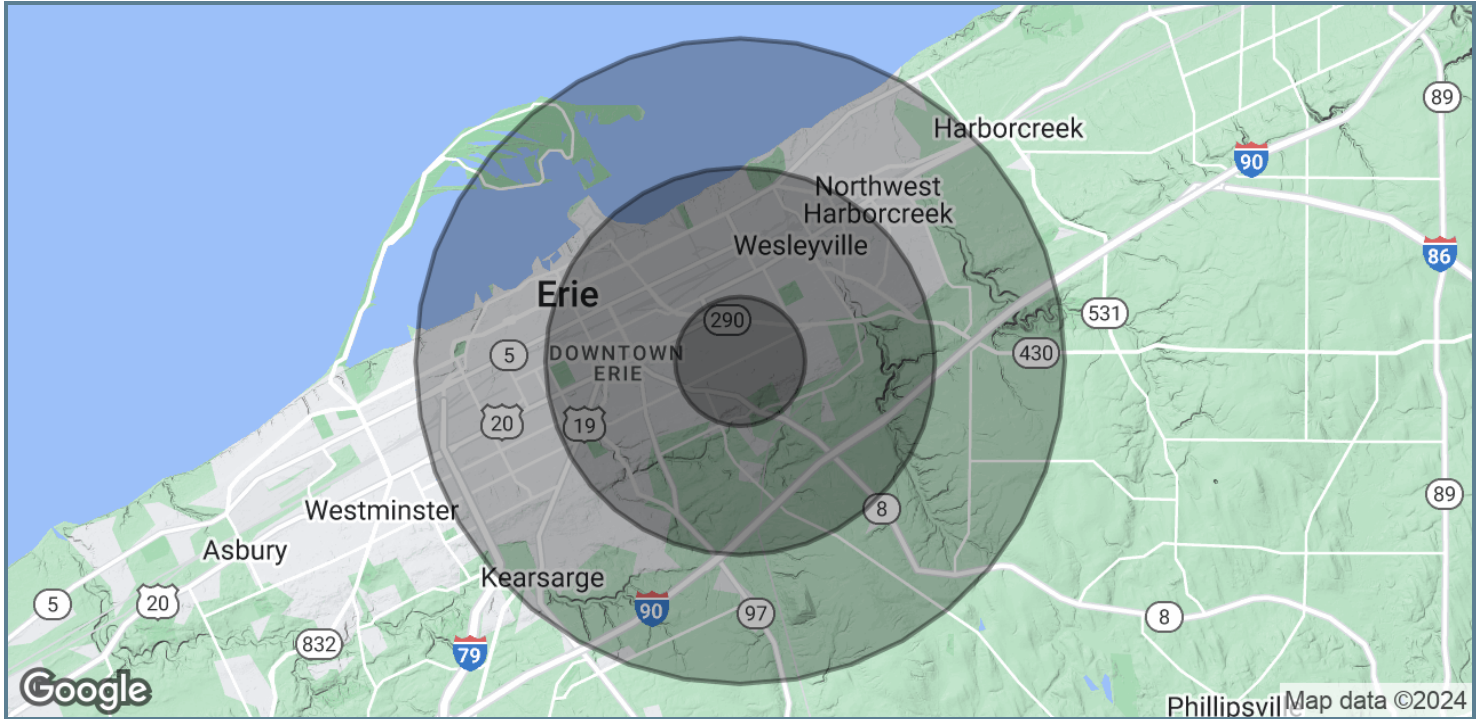
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,831	82,906	140,298
Average Age	36.4	36.4	38.0
Average Age (Male)	35.3	34.9	36.6
Average Age (Female)	39.0	38.1	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,613	36,554	63,544
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$55,440	\$50,151	\$54,445
Average House Value	\$171,160	\$105,769	\$110,577

2020 American Community Survey (ACS)

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LEGACY
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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

