

# SUMMIT PLAZA

5025-5051 Peach Street | Erie, Pennsylvania 16509

FOR LEASE



**Baldwin Brothers, Inc.**

2540 Village Common Drive, Erie, Pennsylvania 16506  
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FOR MORE INFORMATION PLEASE CONTACT

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# OFFERING SUMMARY

## LOCATION

Summit Plaza  
5025-5051 Peach Street  
Erie, PA 16509



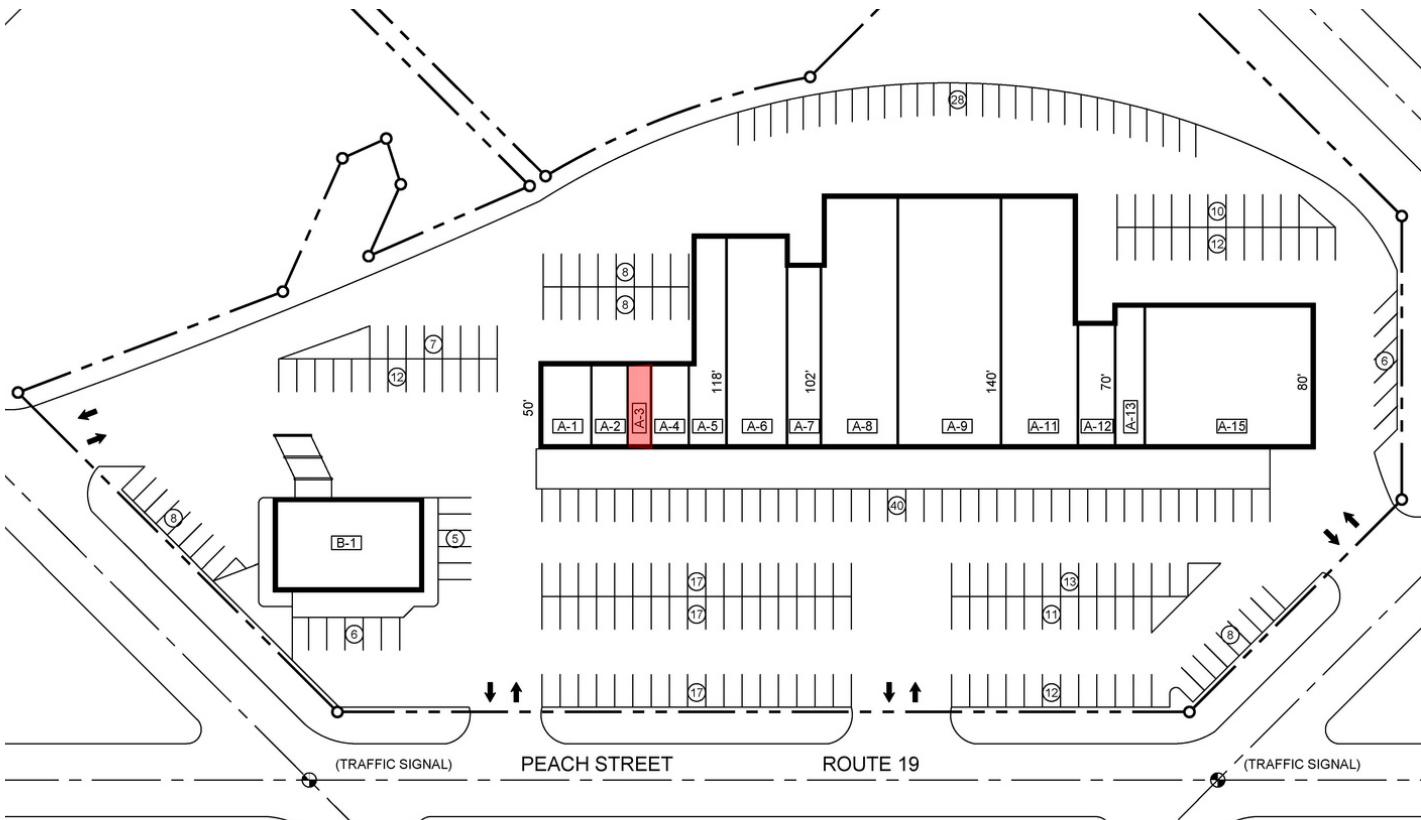
## OFFERING SUMMARY

|                     |             |
|---------------------|-------------|
| Lot Size            | ±5.44 Acres |
| Parking Provided    | 245 Spaces  |
| Building A          | 42,160 SF   |
| Building B          | 5,500 SF    |
| TOTAL BUILDING AREA | 47,660 SF   |

## PROPERTY HIGHLIGHTS

- Located at the signalized intersections of Peach Street and W. Gore Road/Washington Ave, with a combined traffic count exceeding 32,000 VPD.
- Highly visible center offers multiple access points and ample parking
- Positioned within 0.5 miles of the 2.2 million SF Millcreek Mall Complex, a super-regional center attracting 12.3 million visitors annually.
- Space available on the plaza's prominent pylon sign

| DEMOGRAPHICS       | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------|----------|----------|----------|
| 2023 Population:   | 11,549   | 76,820   | 147,905  |
| Households:        | 5,137    | 33,483   | 63,355   |
| Average HH Income: | \$95,505 | \$78,413 | \$80,298 |



| BUILDING A |       |        |                               |
|------------|-------|--------|-------------------------------|
| NO.        | SF    | FRONT  | TENANT'S NAME                 |
| A-1        | 1,525 | 30.50' | 99 RELAX SPA                  |
| A-2        | 1,000 | 20.00' | TOTAL E-CLIPS                 |
| A-3        | 642   | 12.83' | AVAILABLE                     |
| A-4        | 1,015 | 20.21' | BEBALANCED WEIGHT LOSS CENTER |
| A-5        | 2,376 | 20.00' | OB-GYN ASSOCIATES OF ERIE     |
| A-6        | 3,718 | 32.83' | OB-GYN ASSOCIATES OF ERIE     |
| A-7        | 1,938 | 19.00' | EDGAR SNYDER & ASSOCIATES     |
| A-8        | 6,030 | 42.25' | VERIZON                       |
| A-9        | 7,945 | 56.75' | MED EXPRESS                   |
| A-11       | 5,635 | 40.00' | HALLMARK                      |
| A-12       | 1,464 | 20.91' | CONEY ISLAND HOT DOG          |
| A-13       | 1,266 | 15.83' | REMEDY INTELLIGENT STAFFING   |
| A-15       | 7,606 | 95.08' | DOLLAR GENERAL                |
| BUILDING B |       |        |                               |
| NO.        | SF    | FRONT  | TENANT'S NAME                 |
| B-1        | 5,500 | 80.00' | PNC BANK                      |

# MARKET AERIAL

