

OUTPARCELS AVAILABLE / GROUND LEASE

2300 West 12th Street Erie, PA

FOR LEASE 2.4 ACRES



Baldwin Brothers, Inc.
2540 Village Common Dr.
Erie, Pennsylvania 16506
Tele: 814-454-4541
Fax: 814-455-3288



For more information, contact:

John A. Munch

Senior Vice President

P: 814-454-4541, ext. 254

F: 814-455-3288

JMunch@BaldwinBros.com

www.BaldwinBros.com

DESCRIPTION

- Land Lease or Build-to-suit opportunity
- At signalized intersection
- 33,000± VPD
- Busiest west side commuter route
- Close to Interstate 79 and Erie International Airport
- Full access to Pittsburgh Avenue and West 12th Street (Route 5)

DEMOGRAPHICS

- Population
 - 5 Mile - 134,753
 - 7 Miles - 171,481
 - 10 Miles - 195,741
- Average HH Income
 - 5 Mile - \$64,582
 - 7 Miles - \$66,582
 - 10 Miles - \$68,907

The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified and make no guarantee, warranty or representation about it. It is the responsibility of the client to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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