

FOR LEASE

# 1,200-2,400± SF MIXED-USE SPACE

College Plaza | 2018-2036 E. 38th Street | Erie, PA 16510



**OFFERED AT:**  
\$13.00 SF/YR  
(NNN)

## PROPERTY HIGHLIGHTS

- 1,200-2,400± SF Mixed-Use Space For Lease
- Join Dollar Tree, On The Avenue Salon, Sun Capsule & Jade Garden At College Plaza
- Zoned C-1, Local Commercial District (City Of Erie)
- Offering Many Potential Uses: Office, Retail, Restaurant, Fitness Center, Pet Grooming & More
- Excellent Signage & Visibility With 13,000 Average Daily Traffic (PennDOT - 2022 Count Year)
- Within 1 Mile Of Major Retailers: Taco Bell, Dollar General, Tops Friendly Markets, McDonalds, Walmart, Marco's Pizza, Subway, Cost Cutters & More
- Abundant Off Street Parking – 129± Space Paved Lot
- Offered At \$13.00/SF/YR - NNN
- NNN Estimated At \$3.92/SF/YR Based On 2023

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## FOR MORE INFORMATION PLEASE CONTACT

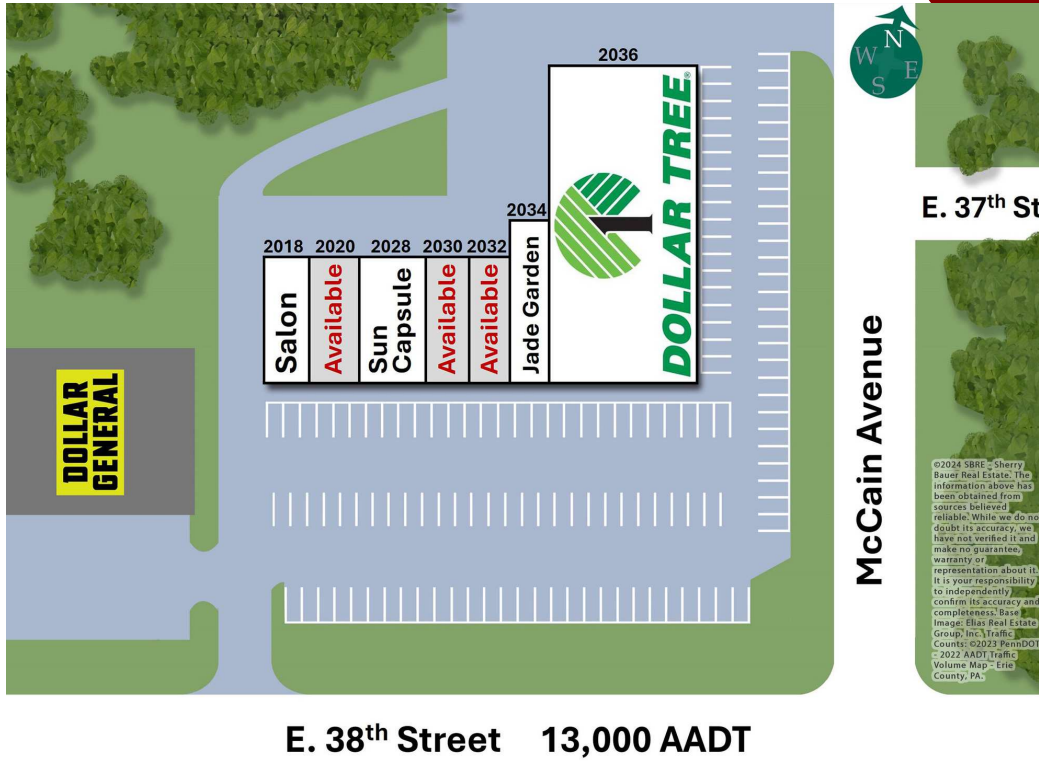
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# SBRE

# 1,200-2,400± SF MIXED-USE SPACE

**For Lease** | College Plaza | 2018-2036 E 38th Street | Erie, PA 16510



E. 37<sup>th</sup> St

McCain Avenue

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**E. 38<sup>th</sup> Street 13,000 AADT**

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
■ 2030 E. 38th Street	1,200 - 2,400 SF	\$13.00 SF/yr	1,200± SF mixed-use space for lease at College Plaza. Former chiropractic office. Layout includes waiting area, reception, 5 offices, open area, 2 restrooms & back storage area. 10' ceilings. 3D tour & floor plan available. Offered at \$13.00/SF/YR – NNN. NNN estimated at \$3.92/SF/YR based on 2023. Tenant pays approximately \$1,692/month (base rent + NNN) + utilities. Up to 2,400± SF available.
■ 2032 E. 38th Street	1,200 - 2,400 SF	\$13.00 SF/yr	1,200± SF mixed-use space for lease at College Plaza. Mostly open layout with 2 restrooms & back storage area. Offered at \$13.00/SF/YR – NNN. NNN estimated at \$3.92/SF/YR based on 2023. Tenant pays approximately \$1,692/month (base rent + NNN) + utilities. Up to 2,400± SF available.

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