

FOR LEASE

1,422-3,076± SF HIGHLY VISIBLE MIXED-USE SPACE

Liberty Center II | 709 W. 38th Street | Erie, PA 16508



OFFERED AT:
\$18.00/SF/YR -
\$23.09/SF/YR
NNN

PROPERTY HIGHLIGHTS

- 1,422± SF To 3,076± SF Mixed-Use Space Available
- Join Liberty Center II
- 1,422± SF In-Line Space Now Available
Open Main Area, Back Room & ADA Restroom
3D Tour & Floor Plan Available
Offered At \$18.00/SF/YR + CAM
- 1,517± SF End Cap Unit – Available December 2024
Currently The UPS Store
Up To 3,076± SF Available
Offered At \$18.00/SF/YR + CAM
- 1,559± SF Second Generation, Turn-Key Restaurant
Up To 3,076± SF Available
3D Tour & Floor Plan Available
Offered At \$23.09/SF/YR + CAM
- Excellent Signage & Visibility on High Traffic Corridor
- 21,000 Average Daily Traffic Along Peach Street
19,000 AADT Along W. 38th Street
(2023 PennDOT, 2022 Count Year)
- Access from Peach & W. 38th Streets – On Bus Route
- Additional Configurations Available at Liberty Center I
Up to 14,761± SF
- CAM Estimated at \$4.06/SF/YR (Based on 2023)

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FOR MORE INFORMATION PLEASE CONTACT

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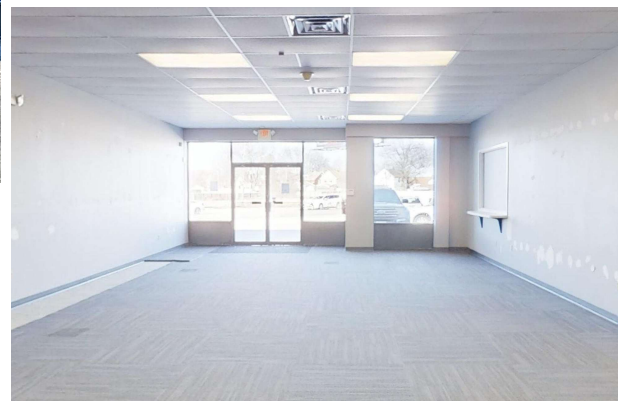


SBRE

FOR LEASE

1,422± SF HIGHLY VISIBLE MIXED-USE SPACE

Liberty Center II | 713 W. 38th Street | Erie, PA 16508



OFFERED AT:
\$18.00/SF/YR
NNN

PROPERTY HIGHLIGHTS

- 1,422± SF Highly Visible Mixed-Use Space Available
- At Liberty Center II – a 5-Unit Center Totaling 7,670± SF
- Open Main Area, Back Room & ADA Restroom
- Floor Plan & 3D Tour Available
- Excellent Signage & Visibility on High Traffic Corridor
- 21,000 Average Daily Traffic Along Peach Street
- 19,000 AADT Along W. 38th Street (PennDOT - 2022 Count Year)
- Access from Peach & W. 38th Streets & On Bus Route
- Additional Configurations Available at Liberty Center I Up to 14,761± SF
- Offered at \$18.00/SF/YR + CAM CAM Estimated at \$4.06/SF/YR (Based on 2023)
- Tenant Pays Approximately \$2,614/Month + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=TMTFMMWZvAi>

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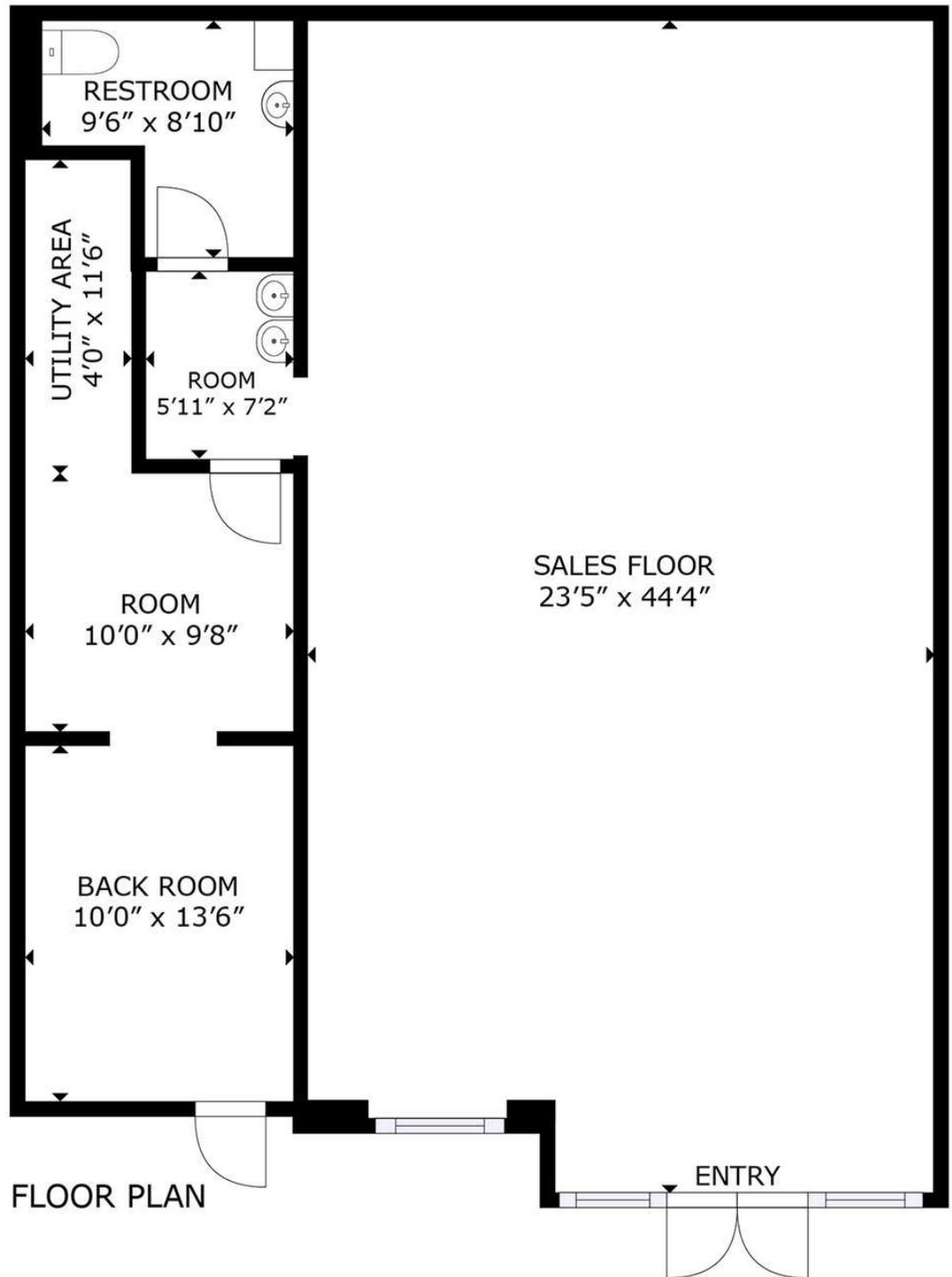
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SBRE

1,422± SF HIGHLY VISIBLE RETAIL SPACE

For Lease | Liberty Center II | 713 W. 38th Street | Erie, PA 16508

360° VIRTUAL TOUR



NOTE: Size & dimensions are approximate. Drawing may not be to scale. Accuracy is within 2% of reality. ©2024 SBRE -Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Plan Data: ©2024 Matterport.

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FOR LEASE

1,517± SF HIGHLY VISIBLE MIXED-USE SPACE

Liberty Center II | 707 W. 38th Street | Erie, PA 16508



OFFERED AT:
\$18.00/SF/YR
NNN

PROPERTY HIGHLIGHTS

- 1,517± SF Highly Visible Mixed-Use Space For Lease
- End Cap Unit – Currently The UPS Store
- Available December 2024
- At Liberty Center II – A 5-Unit Center Totaling 7,670± SF
- Excellent Signage & Visibility on High Traffic Corridor
- 21,000 Average Daily Traffic Along Peach Street
19,000 AADT Along W. 38th Street
(2023 PennDOT, 2022 Count Year)
- Access from Peach & W. 38th Streets – On Bus Route
- Up To 3,076± SF Available With Contiguous Space
- Offered at \$18.00/SF/YR + CAM
- CAM Estimated at \$4.06/SF/YR (Based on 2023)
- Tenant Pays Approximately \$2,789/Month + Utilities

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SBRE

FOR LEASE

1,559± SF SECOND GENERATION RESTAURANT

Liberty Center II | 709 W. 38th Street | Erie, PA 16508



OFFERED AT:
\$23.09/SF/YR
NNN

PROPERTY HIGHLIGHTS

- 1,559± SF Turn-Key Second Generation Restaurant
- Dining Area With Seating For ±26
- Fully Equipped Commercial Kitchen With 12' Ancillary Hood, Flat Top Grill, Gas Range, Fryers, Coolers, Freezers, Stainless Steel Prep Tables & Sinks, Ice Maker, Mop Sink, Etc. (Business Name Excluded)
- Floor Plan & 3D Tour Available
- Join Liberty Center II - A 5-Unit Center Totaling 7,670 SF
- Excellent Signage & Visibility on High Traffic Corridor
- 21,000 Average Daily Traffic Along Peach Street
19,000 AADT Along W. 38th Street
(2023 PennDOT, 2022 Count Year)
- Access from Peach & W. 38th Streets – On Bus Route
- Up To 3,076± SF Available With Contiguous End Cap Unit (Currently The UPS Store – Available 11/2024)
- Offered at \$23.09/SF/YR + CAM
CAM Estimated at \$4.06/SF/YR (Based on 2023)
- Tenant Pays Approximately \$3,527/Month + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=245F3Zkux1b>

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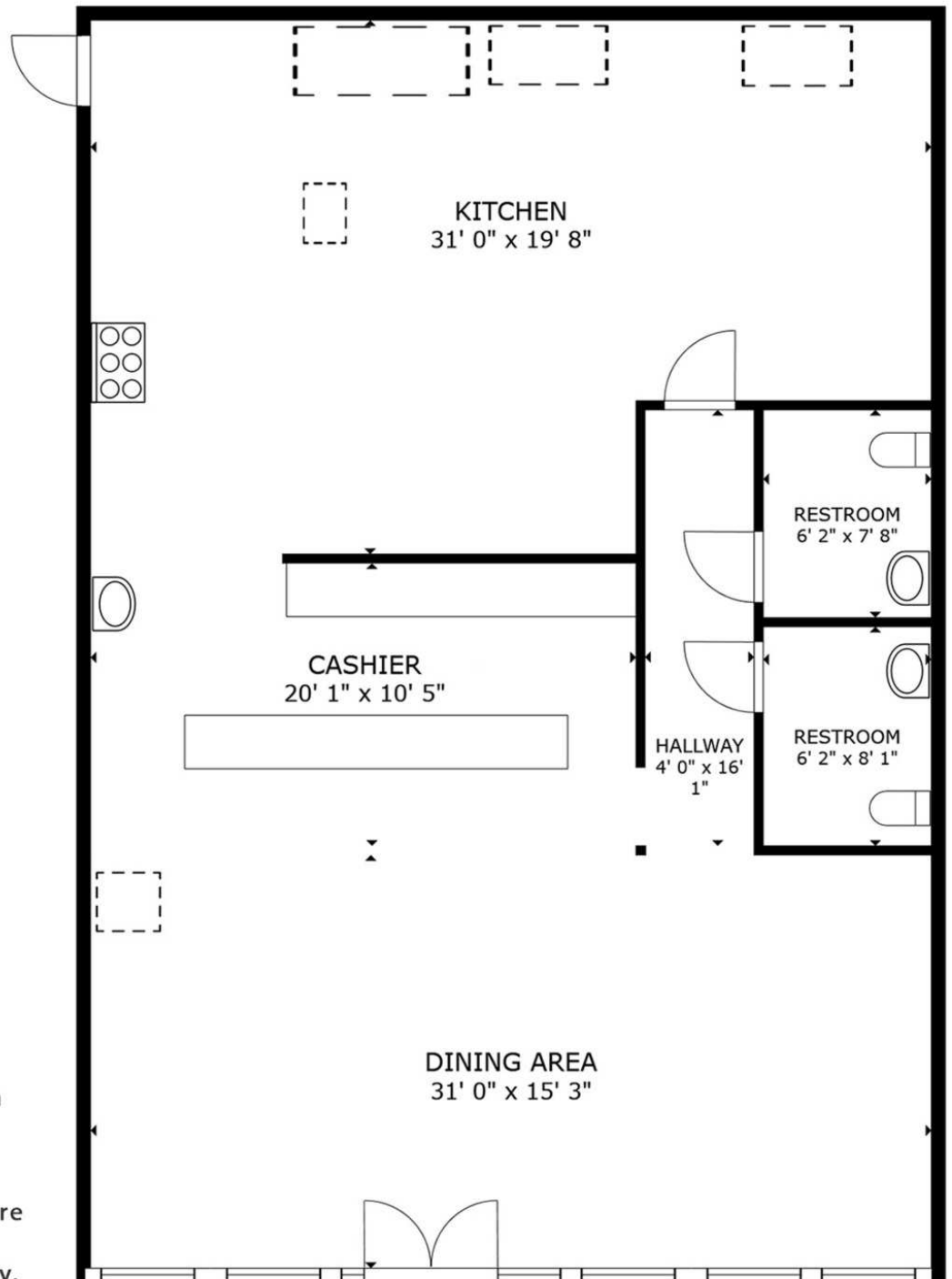


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1,559± SF 2ND GENERATION RESTAURANT

For Lease | Liberty Center II | 709 W. 38th Street | Erie, PA 16508

360° VIRTUAL TOUR



1,559± SF Gross Rentable Area
1,424± SF Gross Internal Area

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality.

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