

FOR SALE

PRIME RETAIL DEVELOPMENT

6501 Station Road | North East, PA 16428



Baldwin Brothers, Inc.
2540 Village Common Drive
Erie, PA 16506

FOR MORE INFORMATION PLEASE CONTACT

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OFFERING SUMMARY

LOCATION

6501 Station Road
North East, PA 16428



OFFERING SUMMARY

Price:	\$850,000
Square Feet:	1,708 SF
Lot Size	±3.72 Acres

PROPERTY SUMMARY

Former Use:	Gas Station (Act 2 Release Received)
Zoning:	B-1 (Business District)
Potential Use:	QSR, Retail, and More
Frontage:	247' (Station Road)
Utilities:	Public Water & Sewer

PROPERTY HIGHLIGHTS

- **Prime visibility**, with traffic counts exceeding 28,500 vehicles per day on Interstate 90 and 7,000 on Station Road
- **Strategically located just off Interstate 90** at Exit 41, offering excellent access
- **Prominent signage with a large billboard** easily visible from Interstate 90, providing maximum exposure
- **Flexible development potential** with ±3.72 acres, providing multiple options for drive-thru, retail, or fuel station development



DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
2023 Population:	8,619	16,894	38,846
Households:	3,555	6,985	15,253
Average HH Income:	\$86,855	\$99,059	\$94,307