

FOR LEASE

# 8,135± SF MIXED-USE SHELL SPACE

1700 Peach Street, Suite 126B | Erie, PA 16501



**OFFERED AT:**  
\$14.00 SF/YR  
(NNN)

## PROPERTY HIGHLIGHTS

- 8,135± SF Mixed-Use Shell Space For Lease
- In The Heart Of Downtown Erie At Northgate Commons
- Current Layout Includes Lobby, Open Area, 3 Offices, Utility Room & 2 ADA Restrooms – Will Sub-Divide
- Common Area Lounge & Break Room With Vending
- Part Of A 165,831± SF Multi-Tenant Office / Retail Facility On 14.3± Acres Encompassing One Block
- Common Area Lounge & Break Room With Vending
- Abundant Off-Street – 792 Parking Spaces In Paved Lot
- Zoned C-2, General Commercial
- Zoning Allows For Many Potential Uses: Retail, Office, Bank, Day-Care Centers, Eating & Drinking Establishment, Fitness Center, Laboratories & More
- Join ACL, Dollar General, MedCare Home Medical Equipment & Supplies, Octapharma Plasma, DaVita Dialysis Center Of Erie, Barber Behavioral Health Institute, Erie Community Resource Center, Erie County Care Management, UPMC & More
- Offered At \$14.00/SF/YR-NNN

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## FOR MORE INFORMATION PLEASE CONTACT

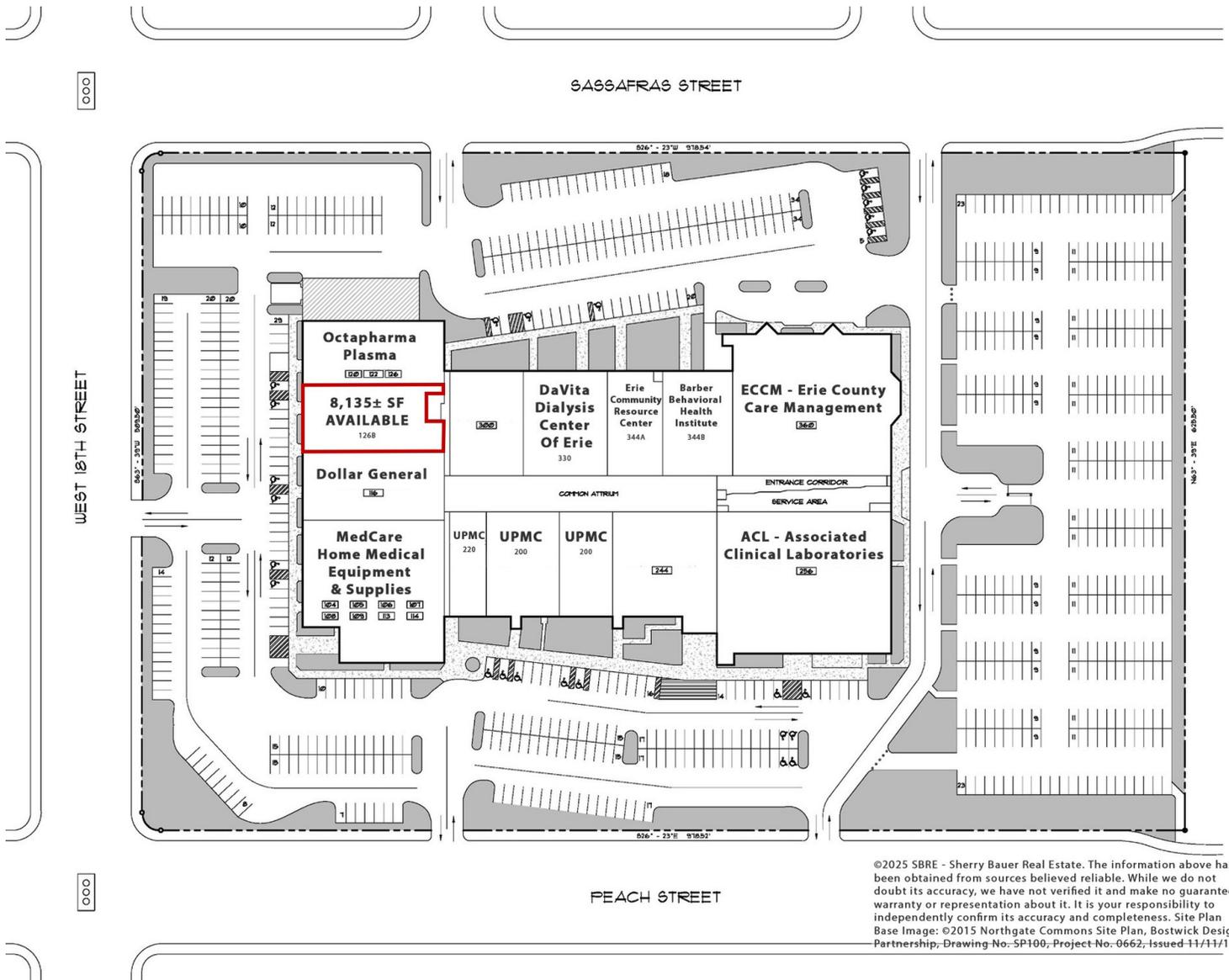
**Sherry Bauer**  
Broker

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# SBRE

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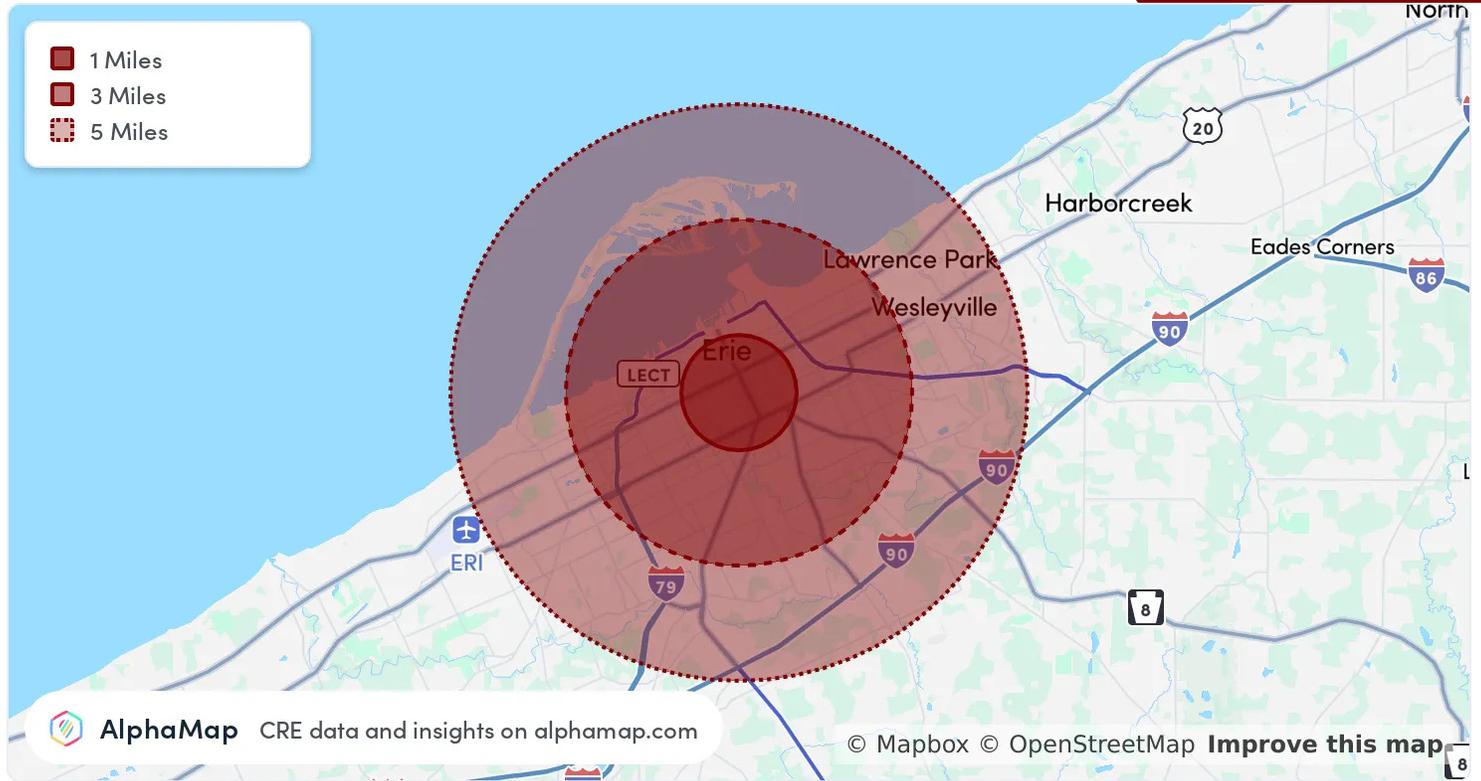
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# OFFICE & MIXED-USE SPACE

**For Lease** | Northgate Commons | 1700 Peach Street | Erie, PA 16501



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	22,941	96,974	147,975
<b>Average Age</b>	37	39	41
<b>Average Age (Male)</b>	37	38	40
<b>Average Age (Female)</b>	37	40	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	9,425	40,337	62,587
<b>Persons Per HH</b>	2.4	2.4	2.4
<b>Average HH Income</b>	\$43,285	\$61,134	\$69,602
<b>Average House Value</b>	\$100,640	\$132,109	\$159,486
<b>Per Capita Income</b>	\$18,035	\$25,472	\$29,000

Map and demographics data derived from AlphaMap

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## 204.7. C-2 General Commercial District.

### (a) Permitted uses.

- Accessory uses and structures
- Animal care/pet grooming (Section 305.29)
- Appliance sales and service
- Automobile/camper/RV sales
- Automotive body/repair shop
- Banks and business offices
- Beverage distributors
- Business services
- Car washes
- Cleaners
- Commercial recreation
- Computer users center
- Convenience stores (Section 305.35)
- Copy shops
- Corporate offices
- Day-care centers (Section 305.15)
- Drive-in businesses (Sections 305.2, 305.4, 305.5)
- Eating and drinking establishment
- Essential services
- Fitness center/gym
- Flea/farmers market
- Florist
- Funeral homes
- Gasoline service stations (Sections 305.2, 305.4)
- Home occupation
- Hotels and motels
- Ice cream shop
- Licensed massage therapy (Section 305.43)
- Massage parlors (Section 305.33)
- Mobile home and trailer sales (Section 305.31)
- Multiple-family dwellings
- Off-street parking lots (Sections 305.2, 305.3)
- Parking garages/ramps
- Personal self-storage facilities
- Personal services
- Private clubs
- Professional services
- Public/semipublic uses (Section 205.3)
- Radio and television broadcasting
- Research laboratories (Section 305.23)
- Retail business
- Service garage (Sections 305.2, 305.4)
- Short-term rental (Section 305.49)
- Signs/outdoor advertising
- Stations and studios
- Tattoo parlors
- Theaters
- Used car sales lot
- Video rental

### (b) Special exceptions.

Business uses similar to permitted uses in this district not otherwise specified (Section 305.32)

Commercial/industrial wind energy systems (Section 305.45)

Small wind energy systems (Section 305.45)

Wireless communication facilities (Section 305.37)

**(c)** Conditional uses.

Adult bookstore (Section 305.33)

Adult live entertainment (Section 305.33)

Adult mini motion-picture theater (Section 305.33)

Adult motion-picture theater (Section 305.33)