

16,388±SF 4-BUILDING PACKAGE ON 2.2±AC

Available | 1501 Peninsula Drive | Erie, PA 16505



#### OFFERING SUMMARY

Sale Price:	\$1,295,000
Lease Rate:	\$130,000.00 Acre/yr (NNN)
Building Size:	16,388 SF
No. Of Buildings:	4
Year Built:	1964, 1984, 1985 & 1988
Lot Size:	2.203 Acres
Zoning:	Corridor Mixed-Use & Light Industrial
Tax ID #'S:	33-047-175.0-001.00 33-047-175.0-004.00 33-047-175.0-005.00
Traffic Count:	19,913

#### PROPERTY HIGHLIGHTS

- 16,388± SF 4-Building Commercial Package
- 4 Buildings Include Restaurant with Drive-Thru & Boat/Recreational Vehicle Sales & Service Facility
- On 2.2± Acres Along a High Traffic Corridor Leading to Presque Isle State Park
- 19,913 Average Annual Daily Traffic along Peninsula Drive (AADT 2020)
- Site Includes 3 Corners: W. 15th Street, W. 16th Street & Hillborn Avenue
- Signalized Intersection at Peninsula Drive & W. 15th Street
- ±280' Frontage Along Peninsula Drive
- Public Utilities, Gas & Electric On-Site
- Primarily Zoned MU-2 (Corridor Mixed-Use)
- 0.41± Acres at Hillborn & W. 16th Street Zoned I-1 (Light Industrial)
- 1.3 Miles to I-79 & 6.4 Miles to I-90
- Near Entrance to Presque Isle State Park with 5 Miles of Sandy Beaches & Waldameer Park & Water World
- Also Available as a Land Lease at \$130,000/Acre – Will Sub-Divide to 1± Acre
- Floor Plans & 3D Tours Available for All Buildings

#### FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**

Broker

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**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES

### **BUILDING 1: 8,084± SF COMMERCIAL BUILDING**

- 8,084± SF Commercial Building (Erie County Assessor)  
7,547± SF Gross Internal Area (Per Measurement)
- Located at Signalized Intersection
- Built in 1964 - 220 Amp Service
- 5,000± SF Showroom with 11'3" to 11'5" Ceilings
- 1,525± SF Heated Shop/Warehouse  
9'6"W x 8'H Overhead Door & 8'6"/8'10" Ceilings
- 450± SF Office Area with 3 Private Offices
- 400± SF Storage/Warehouse Area
- Gas Forced Air Heat & Electric Central Air Conditioning
- Tour Online:  
<https://my.matterport.com/show/?m=orBQEk9MKqB>



### **BUILDING 2: 5,400± SF WAREHOUSE**

- 5,400± SF Commercial Building (Erie County Assessor)  
5,526± SF Gross Internal Area (Per Measurement)
- Built in 1985 - 110 Amp Service
- 13'6"W x 12'6"H Sliding Door
- 12'7" Clear Ceiling Height & 2 Grade Level Doors
- Concrete Floors with Floor Drain
- Tour Online:  
<https://my.matterport.com/show/?m=JTuyMRj6ngS>



### **BUILDING 3: 2,040± SF WAREHOUSE**

- 2,040± SF Commercial Building (Erie County Assessor)  
2,039± SF Gross Internal Area (Per Measurement)
- Built in 1988
- 14'6"W x 13'9"H Two-Panel Sliding Door
- 13'9" Clear Ceiling Height & 2 Grade Level Doors
- Concrete Floors with Floor Drain
- 220 Amp Service & Gas Radiant Heat
- Buildings 1-3 Are Enclosed in a Fenced Yard with Gated Access from W. 15th Street & Hilborn Avenue
- Tour Online:  
<https://my.matterport.com/show/?m=L1cGMEa22So>



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**BUILDING 4: 864± SF RESTAURANT WITH DRIVE THRU**

- 864± SF Commercial Building (Erie County Assessor)  
763± SF Gross Internal Area (Per Measurement)
- Built in 1984
- Full Commercial Kitchen with Ancillary Hood
- Indoor Seating for ±9 Plus Outdoor Seating
- Drive-Thru & 2 Restrooms
- Access from Peninsula Drive & W. 16th Street
- Tour Online:  
<https://my.matterport.com/show/?m=xtGWsB2GzT6>



864± SF Restaurant with Drive-Thru at Signalized Intersection



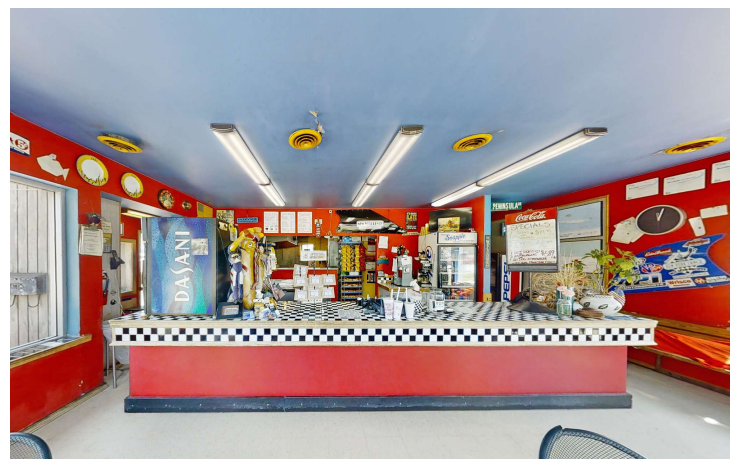
Building 1: 8,084± SF Commercial Building



Building 2: 5,400± SF Warehouse



Building 3: 2,040± SF Warehouse



Building 5: 864± SF Restaurant with Drive-Thru

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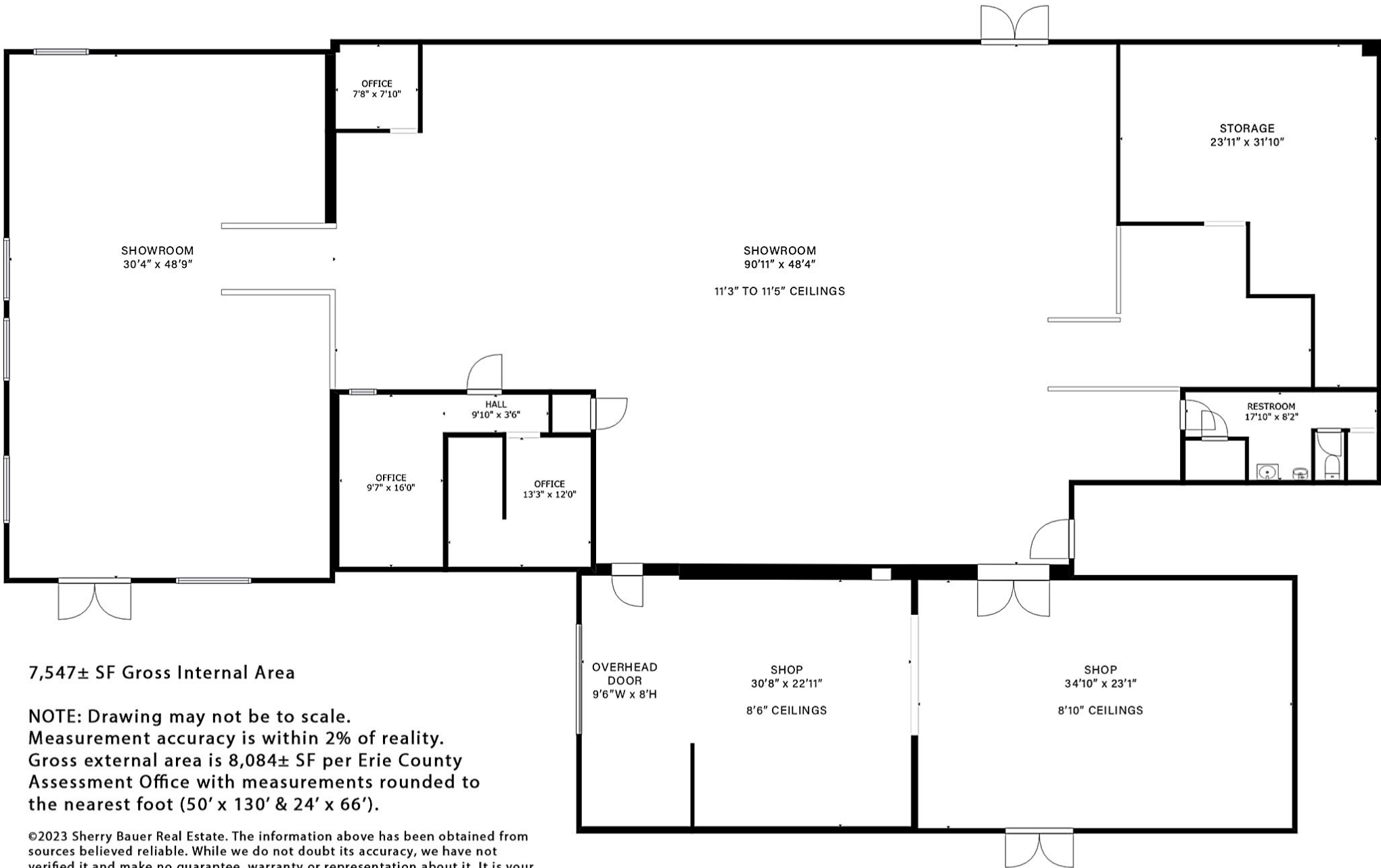
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# Floor Plan - Building 1 | 1501 Peninsula Drive - Erie, PA - Main Building

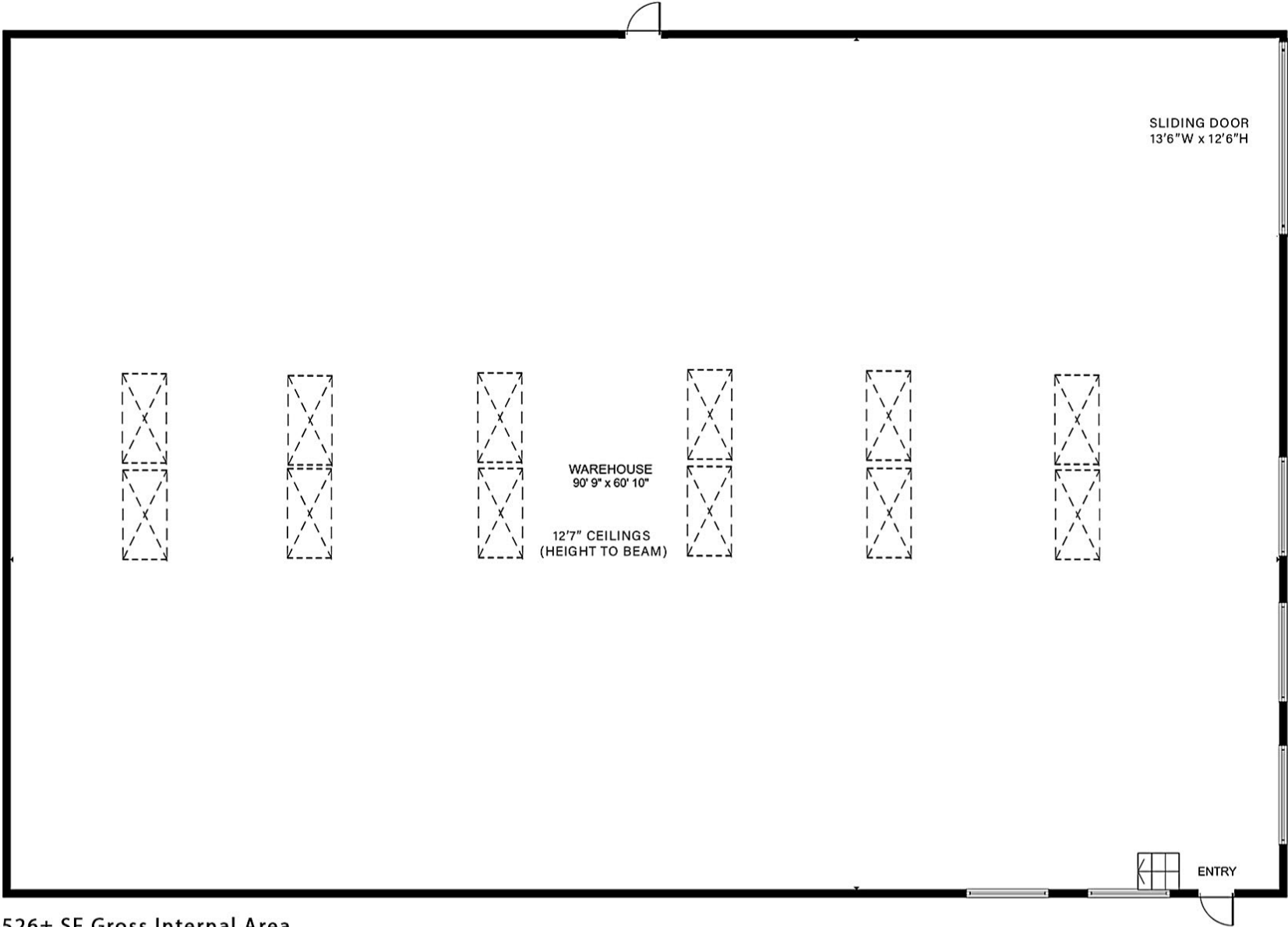


7,547± SF Gross Internal Area

**NOTE:** Drawing may not be to scale.  
Measurement accuracy is within 2% of reality.  
Gross external area is 8,084± SF per Erie County Assessment Office with measurements rounded to the nearest foot (50' x 130' & 24' x 66').

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# Floor Plan - Building 2 | 1501 Peninsula Drive - Erie, PA - Front Warehouse

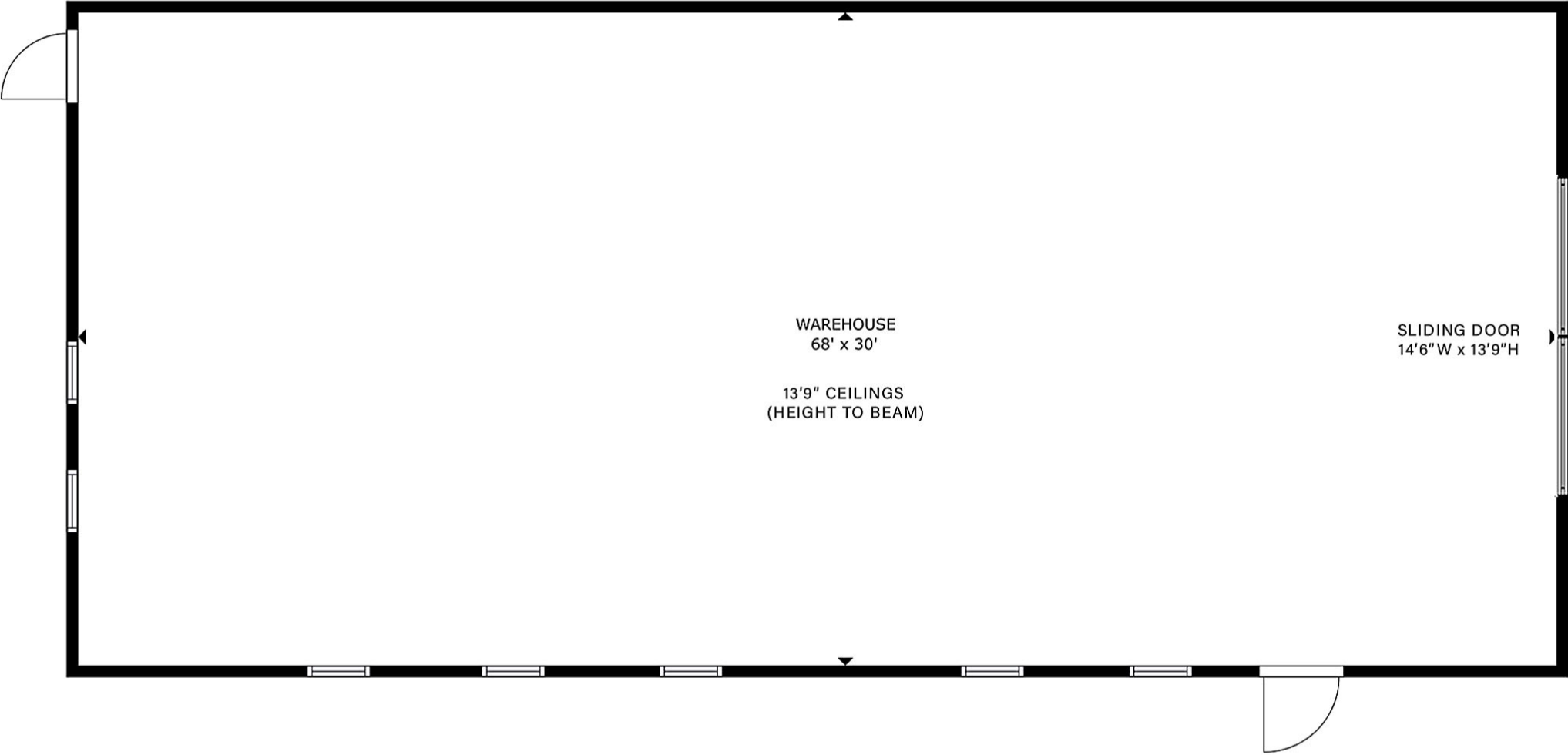


5,526± SF Gross Internal Area

NOTE: Drawing may not be to scale. Measurement accuracy is within 2% of reality. Gross external area is 5,400± SF per Erie County Assessment Office with measurements rounded to the nearest foot (60' x 90').

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# Floor Plan - Building 3 | 0 Hilborn Avenue - Erie, PA - Back Warehouse



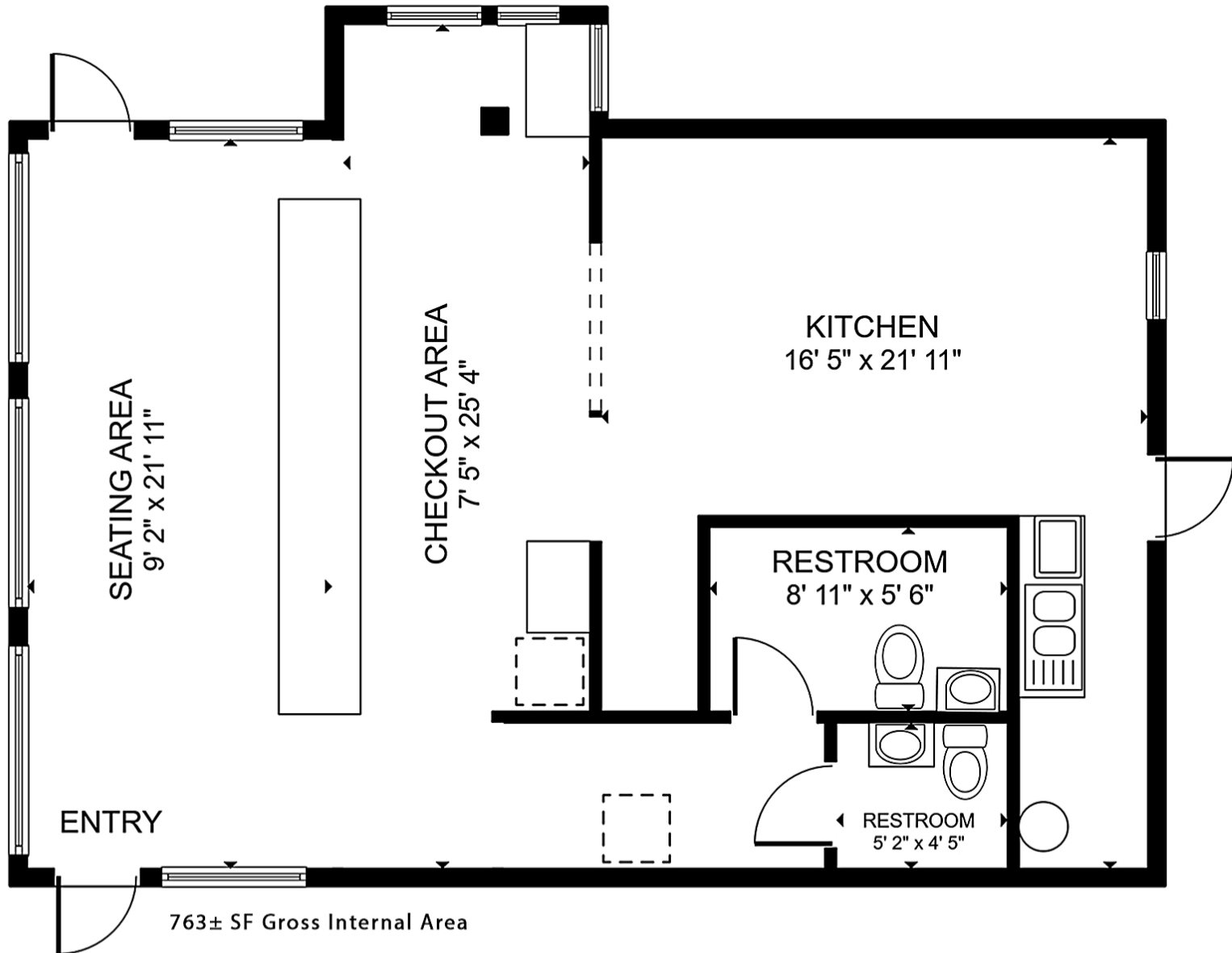
2,039± SF Gross Internal Area

NOTE: Drawing may not be to scale. Measurement accuracy is within 2% of reality.  
Gross external area is 2,040± SF per Erie County Assessment Office with measurements rounded to the nearest foot (30' x 68').

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# Floor Plan - Building 4 | 1525 Peninsula Drive - Erie, PA



763± SF Gross Internal Area

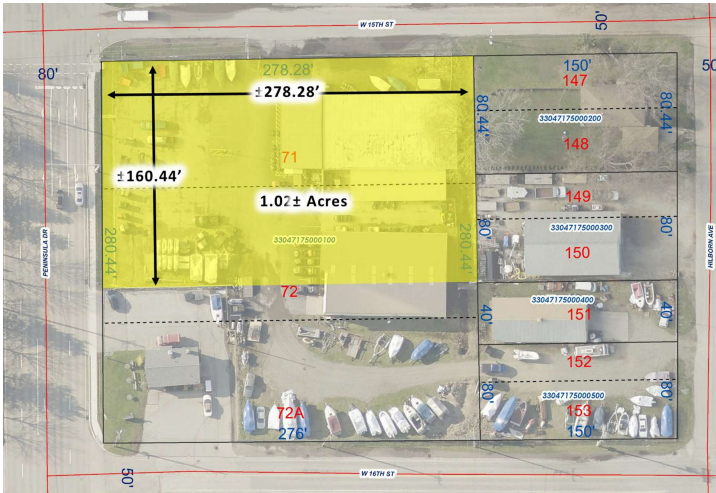
NOTE: Drawing may not be to scale. Measurement accuracy is within 2% of reality. Gross external area is 864± SF per Erie County Assessment Office with measurements rounded to the nearest foot (36' x 24').

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# UP TO 2.2± ACRE DEVELOPMENT SITE

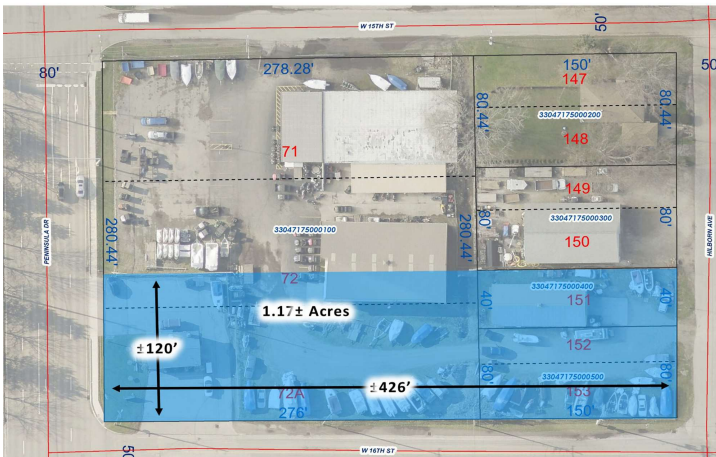
**Available** | 1501 Peninsula Drive | Erie, PA 16505



## LAND LEASE - W. 15TH STREET LOT: 1.02± ACRE PAD SITE

- Located at a Signalized Intersection
- Site Includes Corner at Peninsula Drive & W. 15th Street
- ±160.44' Frontage on Peninsula Drive
- ±278.28' Frontage on W. 15th Street
- Zoned MU-2 – Corridor Mixed-Use
- Tax ID #: 33-047-175.0-001.00
- Offered at \$130,000/Acre/Year – NNN

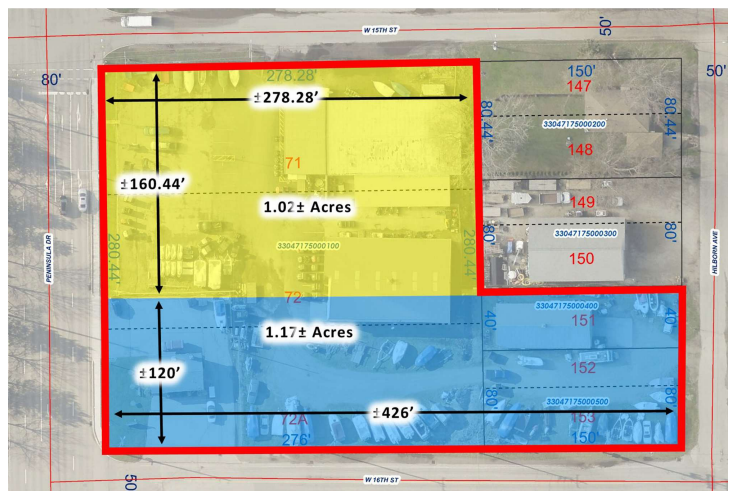
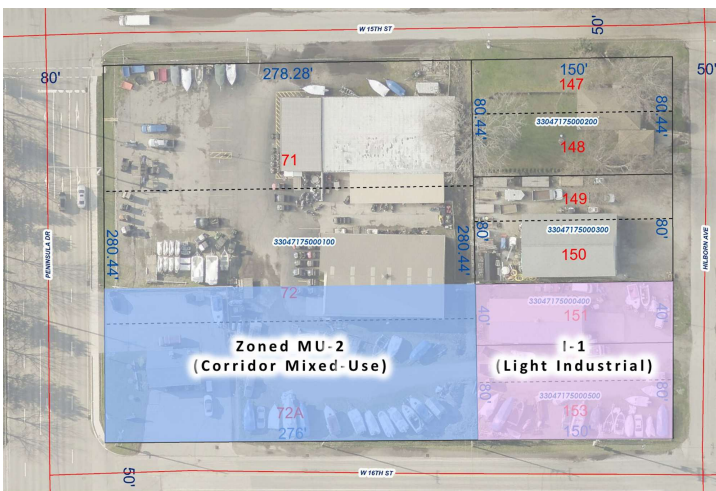
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## LAND LEASE - W. 15TH STREET LOT: 1.17± ACRE PAD SITE

- Double Corner Lot
- Site Includes Corners at Peninsula Drive & Hilborn Avenue Along W. 15th Street
- ±120' Frontage on Peninsula Drive
- ±426' Frontage on W. 16th Street
- ±156' Frontage on Hilborn Avenue
- Zoned MU-2 (Corridor Mixed-Use) & I-1 (Light Industrial)
- Tax ID #: 33-047-175.0-001.00, -004.00 & -005.00
- Offered at \$130,000/Acre/Year – NNN

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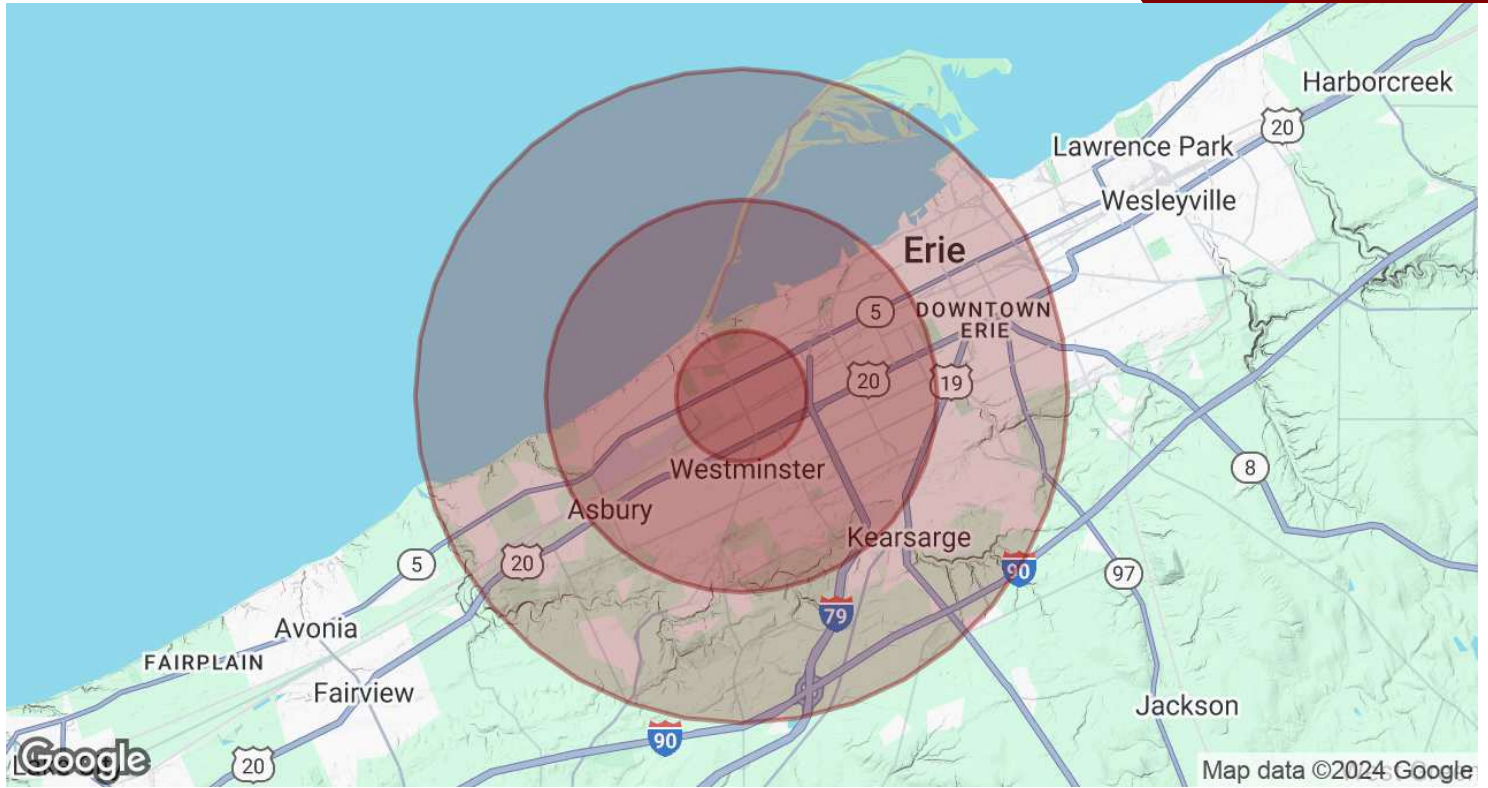
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,314	62,316	124,330
Average Age	42.5	41.3	40.1
Average Age (Male)	41.1	39.3	38.2
Average Age (Female)	44.1	44.0	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,739	30,553	58,838
# Of Persons Per HH	1.9	2.0	2.1
Average HH Income	\$60,982	\$62,838	\$61,144
Average House Value	\$253,426	\$157,376	\$134,577
TRAFFIC COUNTS			
Peninsula Drive At W. 23rd Street (2020)	19,913/day		

\* Demographic data derived from 2020 ACS - US Census. Traffic Data Source: CoStar (2023), MPSI.

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5. Limited Lodging.
6. No-Impact Home-Based Business.
7. Small Wireless Facility.
8. Solar Energy System, Private.
9. Temporary Uses.

E. Dimensional Requirements.

Minimum Lot Size	N/A
Minimum Lot Depth	100'
Minimum Lot Width (at ROW)	50'
Maximum Density	12.0
Minimum Front Setback	15' when front façade faces collector or higher classification Street, 5' when front façade faces any other Street classification
Minimum Rear Setback	20'
Minimum Side Setback	7'
Maximum Building Height	35'
Maximum Lot Coverage	60%

**§ 145-22 MU-2 CORRIDOR MIXED USE DISTRICT.**

- A. Purpose. The MU-2 District is intended to incorporate compatible housing options with retail, office, service and related Uses, activating this corridor with a built-in worker and customer base and density of users.

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B. Permitted Uses. Uses and their Accessory Structures permitted in the MU-2 District shall include:

1. Animal Daycare.
2. Business Services.
3. Car Wash.
4. Clinic.
5. Convenience Store, Neighborhood.
6. Day-Care Center.
7. Dwelling, Multi-Family.
8. Eating and Drinking Establishment.
9. Educational Institution.
10. Essential Services.
11. Financial Institution.
12. Forestry.
13. Ghost Kitchen.
14. Health Club.
15. Hospital.
16. Hotel.
17. Light Industry/Manufacturing.
18. Makerspace.
19. Medical Marijuana Dispensary.
20. Mixed Use Occupancy (Residential/Commercial).
21. Mixed Use Occupancy (Commercial).
22. Multiple-Establishment Center.
23. Office/Business Park.
24. Personal Services.
25. Pet Grooming Establishment.



- 
26. Professional Services.
  27. Public Buildings and Structures.
  28. Recreation Facility, Commercial.
  29. Recreation Facility, Public.
  30. Research and Development.
  31. Retail Business Establishment.
  32. Shopping Center, Community.
  33. Shopping Center, Neighborhood.
  34. Studio, Dancing or Music.
  35. Vehicle Sales, Rental, Service and Repair.
  36. Veterinary Clinic.
  37. Wireless Communications Facility, Non-Tower.

C. Uses permitted by Conditional Use. The Board of Supervisors may approve a Use by Conditional Use for the following Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Use as set forth in Article V of this Chapter are satisfied:

1. Convenience Store, Large.
2. Convenience Store, Small.
3. Garage, Public.

D. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special Exception, or Conditional Use are permitted by right, including but not limited to, the following:

1. Car Wash, Accessory.
2. Drive-Through Facility.
3. Garage, Private.
4. Garage, Public.
5. Home Occupation.

6. Kennel, Accessory.
7. Limited Lodging.
8. No-Impact Home-Based Business.
9. Small Wireless Facility.
10. Solar Energy System, Private.
11. Temporary Uses.
12. Vehicle Fuel Station, Retail.

E. Accessory Uses permitted by Conditional Use. The Board of Supervisors may approve an Accessory Use by Conditional Use for the following Accessory Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Accessory Use as set forth in Article V of this Chapter are satisfied:

1. Crematory.
2. Vehicle Fuel Station, Non-Retail.

F. Dimensional Requirements.

Minimum Lot Size	N/A
Minimum Lot Depth	100'
Minimum Lot Width (at ROW)	50'
Maximum Density	16.0
Minimum Front Setback	10'
Minimum Rear Setback	20'
Minimum Side Setback	7'
Maximum Building Height	50'
Maximum Lot Coverage	60%

**§ 145-23 PI PRESQUE ISLE GATEWAY DISTRICT.**

A. Purpose. The PI District is intended as a pedestrian-friendly mixed-use area where strong design and beautification create a suitably iconic entrance that connects and strengthens major community attributes.



Minimum Rear Setback	20'
Minimum Side Setback	N/A
Maximum Building Height	As dictated by the Airport Overlay District Regulations, Chapter 70, Part 2.
Maximum Lot Coverage	80%

\*Along the Presque Isle Corridor in place of the minimum front ten (10) foot Setback, there shall be a required Build-To Line of ten (10) feet from Right-of-Way. Alternatively, the required Build-To Line may be expanded to a distance of up to twenty (20) feet from the Right-of-Way at the Township's request and if the property owner grants an easement acceptable to the Township.

**§ 145-24 I1 LIGHT INDUSTRIAL DISTRICT.**

- A. Purpose. The I1 District provides a suitable environment to encourage the development of light industrial enterprise by designating space for such Uses and others which may be mutually complementary, subject to standards which protect nearby residential, agricultural, commercial and public Uses from hazards, noise and other disturbances.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the I1 District shall include:
  - 1. Animal Daycare.
  - 2. Brewery.
  - 3. Building Material Facility/ Lumberyard.
  - 4. Business Services.
  - 5. Building Trade.
  - 6. Educational Institution.
  - 7. Essential Services.
  - 8. Exterminating Services.

- 
9. Forestry.
  10. Garage, Public.
  11. Health Club.
  12. Industrial Park.
  13. Kennel.
  14. Lawn and Garden Supply Facility.
  15. Light Industry/Manufacturing.
  16. Manufactured Home Sales.
  17. Makerspace.
  18. Office/Business Park.
  19. Professional Services.
  20. Public Buildings and Structures.
  21. Recreation Facility, Commercial.
  22. Research and Development.
  23. Self-Storage Facility.
  24. Towing Services.
  25. Transportation Depot.
  26. Vehicle Detail.
  27. Vehicle Sales, Rental, Service and Repair.
  28. Warehouse.
  29. Wholesale Establishment.
  30. Wireless Communications Facility, Non-Tower.

C. Uses permitted by Conditional Use. The Board of Supervisors may approve a Use by Conditional Use for the following Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Use as set forth in Article V of this Chapter are satisfied:

1. Aviation Field.

- 
2. Solar Energy Utility System.
  3. Wind Energy Utility Systems.
- D. Uses permitted by Special Exception. The Zoning Hearing Board may approve a Use by Special Exception for the following Uses and their Accessory Structures where it finds that all general criteria as set forth in Article IV of this Chapter and all criteria applicable to the Use as set forth in Article V of this Chapter are satisfied:
1. Medical Marijuana Grower/Processor.
  2. Wireless Communications Facility, Tower.
- E. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special Exception, or Conditional Use are permitted by right, including but not limited to, the following:
1. Car Wash, Accessory.
  2. Drive-Through Facility.
  3. Garage, Private.
  4. Garage, Public.
  5. Small Wireless Facility.
  6. Solar Energy System, Private.
  7. Temporary Uses.
  8. Vehicle Fuel Station, Non-Retail.
  9. Wind Turbine System, Small.
- F. Dimensional Requirements.

Minimum Lot Size	N/A
Minimum Lot Depth	100'
Minimum Lot Width (at ROW)	50'
Maximum Density	N/A
Minimum Front Setback	20'
Minimum Rear Setback	30'



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Minimum Side Setback	7'
Maximum Building Height	50'
Maximum Lot Coverage	70%

**§ 145-25 I2 HEAVY INDUSTRIAL DISTRICT.**

- A. Purpose. I2 District accommodates industrial activities which may produce moderate nuisance hazards in areas that are relatively remote from residential development. The I2 District is intended to allow industrial operations such as manufacturing, fabricating, processing, warehousing. Regulations governing this district are intended to protect the Township and its residents from harmful impacts often associated with heavy industrial operations and to confine external physical effects of industrial development within the boundaries of the I2 District, so as to minimize the impact from such Uses upon natural resources and residential Uses.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the I2 District shall include:
1. Animal Daycare.
  2. Brewery.
  3. Building Material Facility/Lumberyard.
  4. Building Trade.
  5. Distribution Facility.
  6. Essential Services.
  7. Exterminating Services.
  8. Forestry.
  9. Garage, Public.
  10. Heavy Industry/Manufacturing.
  11. Industrial Park.
  12. Kennel.
  13. Lawn and Garden Supply Facility.
  14. Light Industry/Manufacturing.