



Baldwin Brothers, Inc.

AVAILABLE

ACREAGE AVAILABLE: 2.78

FOR LEASE

Address: 803 N High St. Waterford PA



Property Highlights

- Bedroom Community to Erie, PA
- 13,000 VPD
- Main artery to Erie's Regional Retail Corridor and Interstate 90
- Excellent Visibility
- Easy Access from All Directions
- At Intersection of Route 19 and N. High St.
- ± 2.78 Acres Available
- Excellent Location for C-Store/QSR

Demographics

- Average HH Income
 - 1 Mile - \$74,149
 - 3 Miles - \$88,825
 - 5 Miles - \$92,365
- Population Served
 - 45,000

FOR MORE INFORMATION PLEASE CONTACT

Drew R. Baldwin
 +1 814 454 4541 ext. 235
 development@baldwinbros.com



Baldwin Brothers, Inc.
 2540 Village Common Dr.
 Erie, PA 16505

P: 814-454-4541

F: 814-455-3288

www.baldwinbros.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warrant or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Baldwin Brothers, Inc.

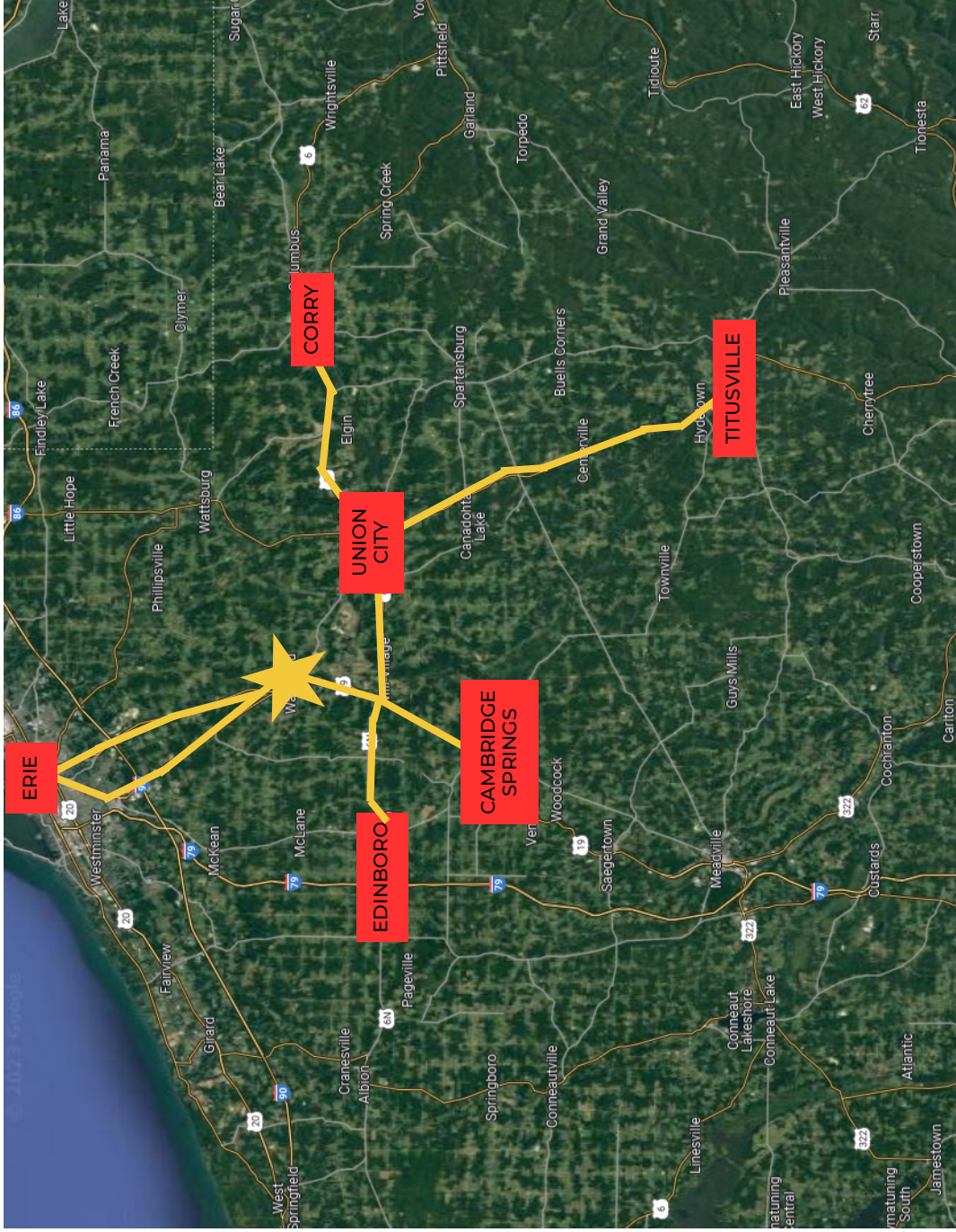
AVAILABLE

FOR LEASE

ACREAGE AVAILABLE: 2.78

Address: 803 N High St. Waterford PA

Aerial View



MAIN ARTERY

PROPERTY

FOR MORE INFORMATION PLEASE CONTACT

Drew R. Baldwin
+1 814 454 4541 ext. 235
development@baldwinbros.com



Baldwin Brothers, Inc.

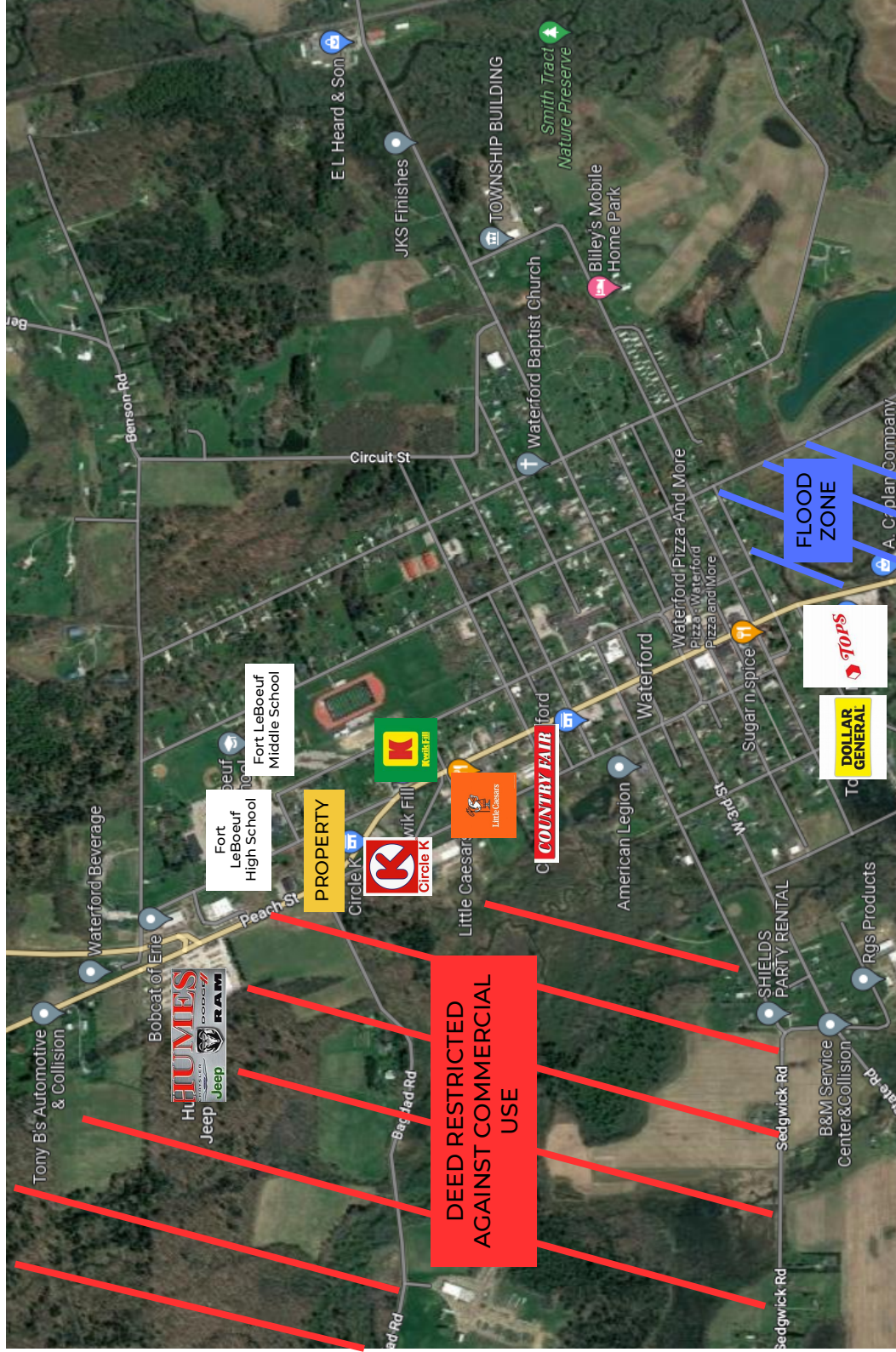
AVAILABLE

FOR LEASE

ACREAGE AVAILABLE: 2.78

Address: 803 N High St. Waterford PA

Aerial View



FOR MORE INFORMATION PLEASE CONTACT

Drew R. Baldwin

+1 814 454 4541 ext. 235

development@baldwinbros.com