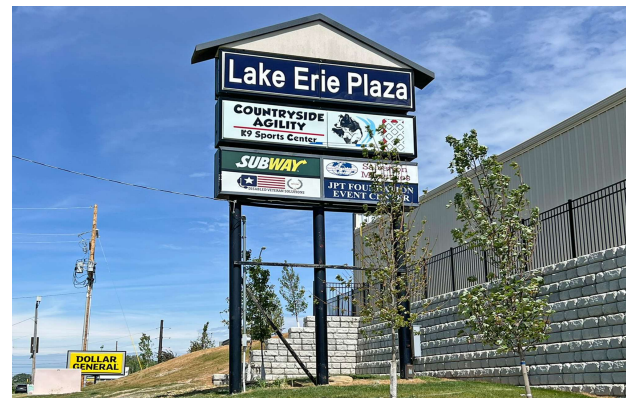
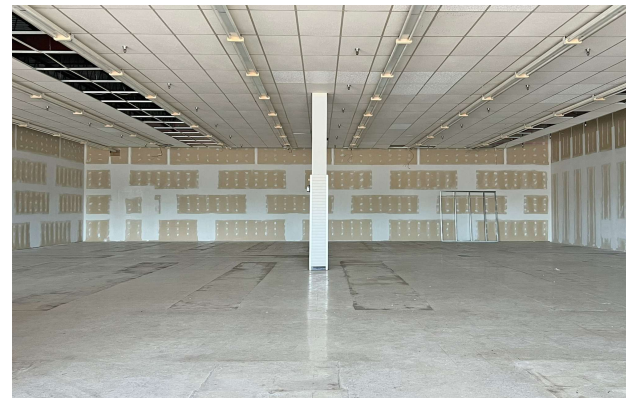
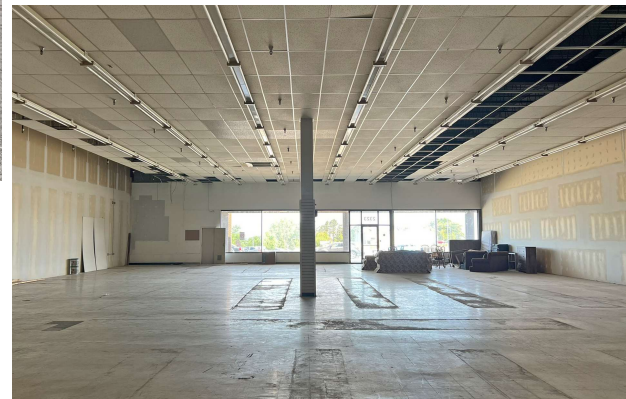


FOR LEASE

# 6,173± SF MIXED-USE SPACE

Lake Erie Plaza | 2323 W. 38th Street, Suite 201 | Erie, PA 16506



**OFFERED AT:**  
**\$12.00 SF/YR**  
**(NNN)**

## PROPERTY HIGHLIGHTS

- 6,173± SF Mixed-Use Space Available
- To Be Delivered As ADA Compliant, Vanilla Box Space With Sprinkler System
- 64'3" X 94' With 15' Ceilings & 47'9" Window Frontage
- 14,000 Average Daily Traffic Along W. 38th Street (PennDOT 2022 Count Year)
- Excellent Signage & Visibility
- Abundant Free Parking
- On Public Bus Route With Bus Stop At Plaza
- Zoned MU-1, Neighbor Mixed Use District (Millcreek Township)
- Offered At \$12.00/SF/YR + CAM
- CAM Estimated At \$3.45/SF/YR Based On 2023
- Tenant Pays \$7,948/Month (Rent + CAM) + Utilities
- Up To 44,630± SF Available
- Join Countryside Agility K9 Sports Center, Disabled Veteran Solutions, JPT Foundation Event Center, Salvation Ministries, Passalinqua's Pizzeria & Subway At Lake Erie Plaza!

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## FOR MORE INFORMATION PLEASE CONTACT

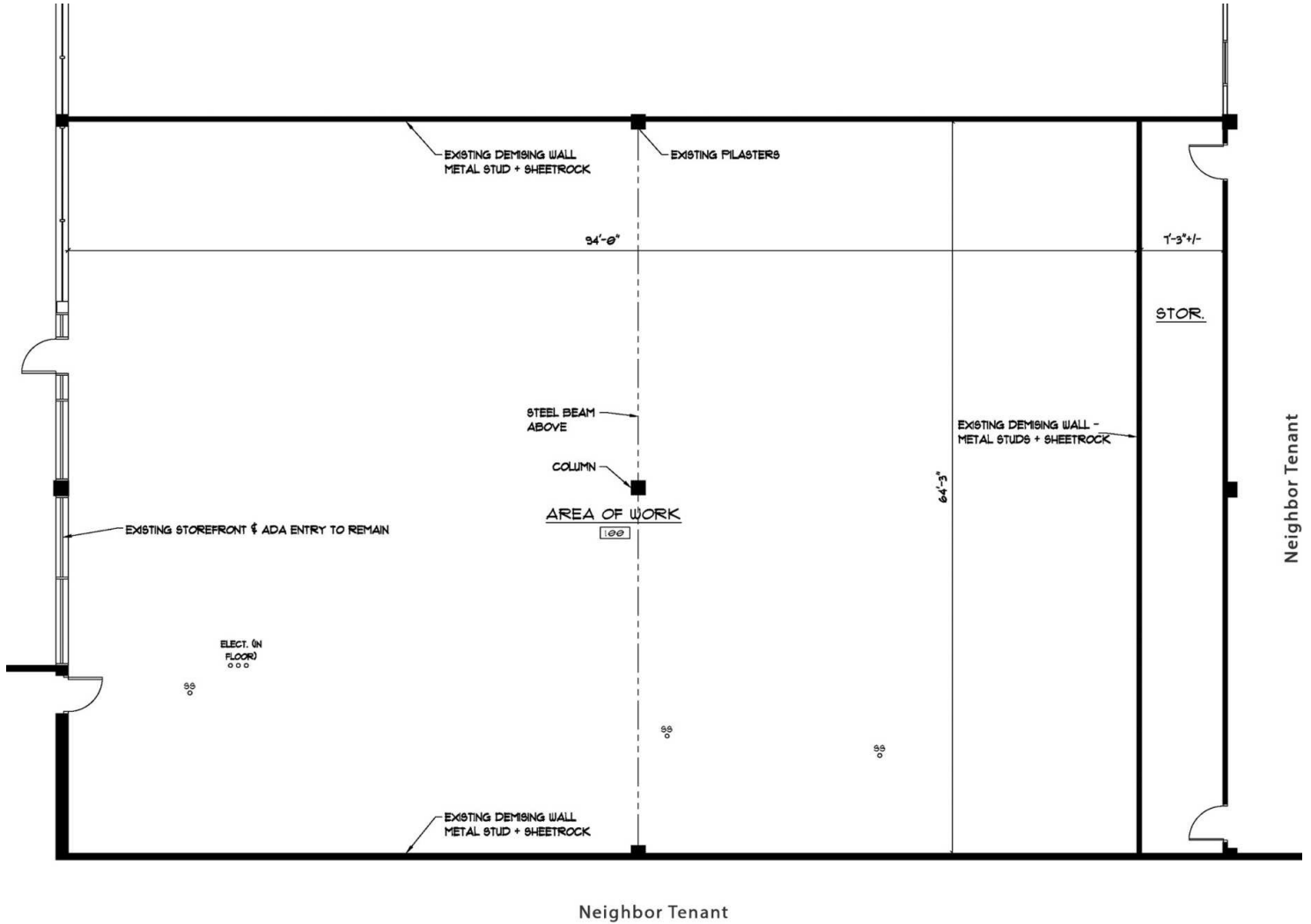
**Sherry Bauer**  
**Broker**

O. 814.453.2000 x101 \ C. 814.460.2000  
sbauer@sherrybauerrealestate.com

# SBRE

6,173± SF MIXED-USE SPACE

For Lease | Lake Erie Plaza | 2323 W. 38th Street, Suite 201 | Erie, PA 16506



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Dimensions: 64'3" X 94' With 15' Ceilings & 47'9" Window Frontage

**FOR MORE INFORMATION PLEASE CONTACT**

**Sherry Bauer**  
Broker

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UP TO 44,630± SF MIXED-USE SPACE

For Lease | Lake Erie Plaza | 2323 W. 38th Street | Erie, PA 16506



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3. Small Wireless Facility.
4. Solar Energy System, Private.
5. Temporary Uses.
6. Vehicle Fuel Station, Non-Retail.
7. Vehicle Fuel Station, Retail.
8. Wind Turbine System, Small.

F. Dimensional Requirements.

|                            |      |
|----------------------------|------|
| Minimum Lot Size           | N/A  |
| Minimum Lot Depth          | 100' |
| Minimum Lot Width (at ROW) | 50'  |
| Maximum Density            | 8.5  |
| Minimum Front Setback      | 30'  |
| Minimum Rear Setback       | 20'  |
| Minimum Side Setback       | 20'  |
| Maximum Building Height    | 50'  |
| Maximum Lot Coverage       | 50%  |

**§ 145-21 MU-1 NEIGHBORHOOD MIXED USE DISTRICT.**

- A. Purpose. The MU-1 District adds Use flexibility to encourage compact, pedestrian-oriented development.
- B. Permitted Uses. Uses and Accessory Structures permitted in the MU-1 District shall include:
  1. Animal Daycare.
  2. Business Services.
  3. Clinic.
  4. Convenience Store, Neighborhood.
  5. Day-Care Center.

6. Dwelling, Single-Family Attached.
  7. Eating and Drinking Establishment.
  8. Essential Services.
  9. Financial Institution.
  10. Forestry.
  11. Ghost Kitchen.
  12. Health Club.
  13. Medical Marijuana Dispensary.
  14. Mixed Use Occupancy (Residential/Commercial).
  15. Mixed Use Occupancy (Commercial).
  16. Multiple-Establishment Center.
  17. Personal Services.
  18. Pet Grooming Establishment.
  19. Place of Worship/Assembly.
  20. Professional Services.
  21. Public Buildings and Structures.
  22. Public or Private School.
  23. Recreation Facility, Public.
  24. Retail Business Establishment.
  25. Shopping Center, Neighborhood.
  26. Studio, Dancing or Music.
  27. Wireless Communications Facility, Non-Tower.
- C. 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. Bed and Breakfast Inn.

2. Funeral Home.

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. 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.
- 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.