



## PROPERTY HIGHLIGHTS

- Located at the signalized intersection of Zimmerly Road and Zuck Road
- Both parcels are zoned MU-2 and are ready for commercial development

SALE PRICE: Contact Broker

ACREAGE: 3.16

LAND TYPE: VACANT

ZONING: MU-2

VPD: 14,000

DEMO SNAPSHOT:	1 MILE	3 MILE	5 MILE
POPULATION	5,152	53,439	129,024
AVERAGE HH INCOME	\$77,166	\$82,479	\$74,321

REGIONAL MAP



FOR MORE INFORMATION PLEASE CONTACT

Drew R. Baldwin  
Broker of Record  
P: 814-454-4541 ext. 235  
dbaldwin@baldwinbros.com



Baldwin Brothers, Inc.

# New Development

# Build to Suit

3.16 ACRES

2527 ZIMMERLY ROAD, ERIE, PA 16506



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