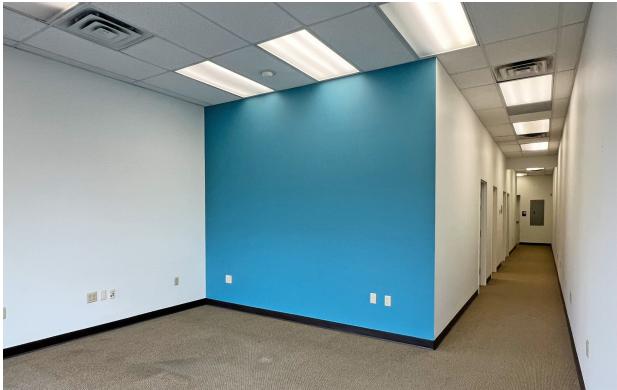


FOR LEASE

1,000± SF MIXED-USE SPACE

Asbury Square | 2421 Asbury Road | Erie, PA 16506



OFFERED AT:
\$18.00/SF/YR -
NNN

PROPERTY HIGHLIGHTS

- 1,000± SF Mixed-Use Space Available
- Join Fit Plus, PA Fine Wine & Good Spirits, Marco's Pizza, Prince Smoke Shop & Yummy Bowl At Asbury Square
- Contiguous With Sheetz And Lowe's
- Near Wegmans, Starbucks, Walmart & More
- High Traffic Corridor With 17,000 AADT On W. Ridge Road & 8,900 AADT On Asbury Road (PennDOT 2024)
- Open Front Area, 2 Offices, Storage Room, Restroom & Back Area With Closet – Floor Plan Available
- Zoned MU-2, Corridor Mixed-Use (Millcreek Township)
- Zoning Permits Many Uses: Office, Restaurant, Retail, Dance Studio, Pet Grooming & More
- Offered At \$18.00/SF/YR Plus CAM & Utilities
- CAM Estimated At \$5.47/SF/YR
- Tenant Pays Approximately \$1,956/Month (Rent & CAM) Plus Utilities

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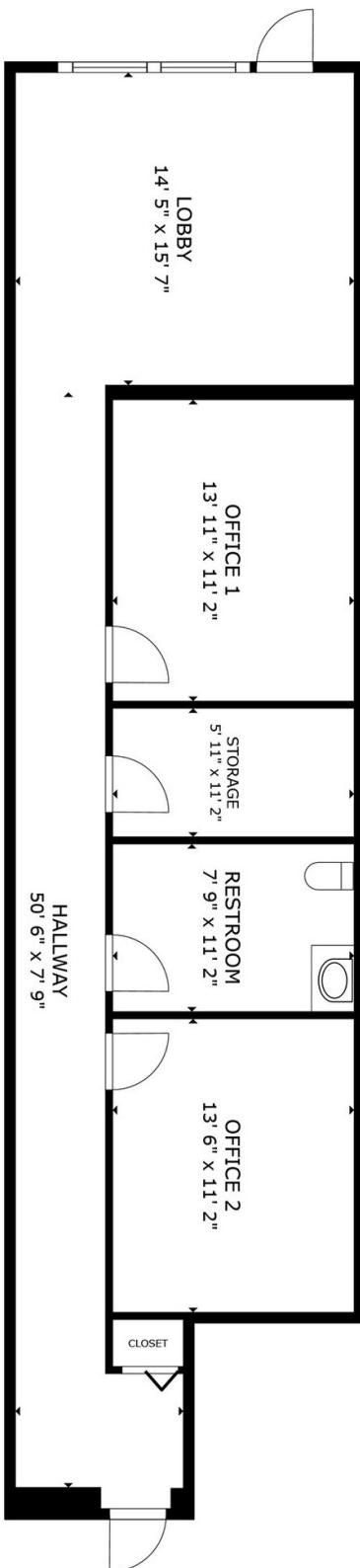
1,000+ SF MIXED-USE SPACE

For Lease | Asbury Square | 2421 Asbury Road | Erie, PA 16506

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Floor Plan

Asbury Square
2421 Asbury Road
Erie, PA 16506



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1,000± SF Rentable Area
963± SF Gross Internal Area (Per Matterport)

Note: Drawing may not be to scale. All sizes & dimensions are approximate.
Measurement accuracy is within 2% of reality.

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1,000± SF MIXED-USE SPACE

For Lease | Asbury Square | 2421 Asbury Road | Erie, PA 16506

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