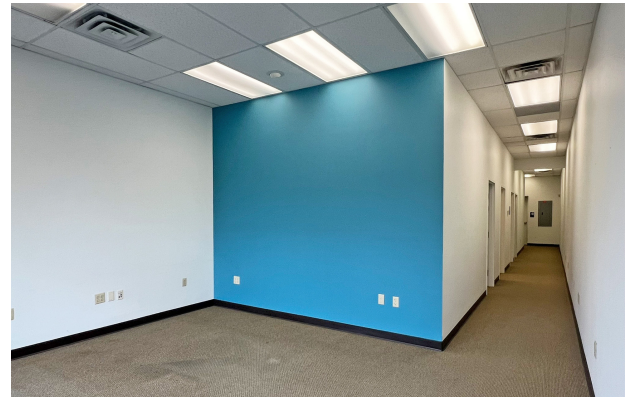


FOR LEASE

# 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

©2025 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**  
**Broker**

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

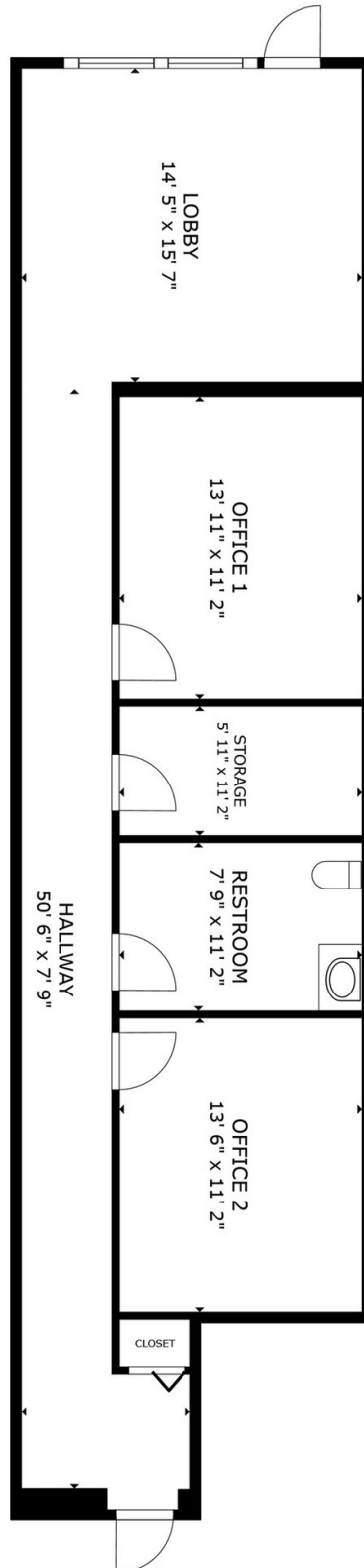
# SBRE

1,000± SF MIXED-USE SPACE

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

**Floor Plan**

**Asbury Square  
2421 Asbury Road  
Erie, PA 16506**



©2025 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Gross external area per Erie County Assessor's Office. Plan Data: ©2025 Matterport.

**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.**

**FOR MORE INFORMATION PLEASE CONTACT**

**Sherry Bauer**

**Broker**

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com



1,000± SF MIXED-USE SPACE

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

**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



**FOR MORE INFORMATION PLEASE CONTACT**

**Sherry Bauer**

**Broker**

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

©2025 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.