

FOR LEASE

1,517± SF HIGHLY VISIBLE MIXED-USE SPACE

Liberty Center II | 707 W. 38th Street | Erie, PA 16508



OFFERED AT:
\$18.00/SF/YR
NNN

PROPERTY HIGHLIGHTS

- 1,517± SF Highly Visible Mixed-Use Space For Lease
- End Cap Unit – Former UPS Store
- At Liberty Center II – A 5-Unit Center Totaling 7,670± SF
- Excellent Signage & Visibility on High Traffic Corridor
- 21,000 Average Daily Traffic Along Peach Street
19,000 AADT Along W. 38th Street
(2023 PennDOT, 2022 Count Year)
- Access from Peach & W. 38th Streets – On Bus Route
- Offered at \$18.00/SF/YR + CAM
- CAM Estimated at \$4.06/SF/YR (Based on 2023)
- Tenant Pays Approximately \$2,789/Month + Utilities

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FOR MORE INFORMATION PLEASE CONTACT

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