FOR LEASE

1,517± SF HIGHLY VISIBLE MIXED-USE SPACE

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





©2024 SBRE - Sherry

Bauer Real Estate. The information above has been obtained from

we have not verified it and make no guarantee,

representation about it. It is your responsibility to independently confirm its accuracy and

sources believed reliable. While we do not doubt its accuracy,

warranty or

completeness.

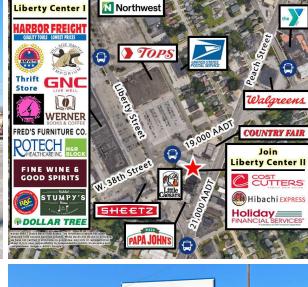
PROPERTY HIGHLIGHTS

- 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







FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer Broker O. 814.453.2000 x101 \ C. 814.460.2000 sbauer@sherrybauerrealestate.com