

5,280± SF MIXED-USE BUILDING ON 1± ACRE
ALONG ERIE'S MAJOR RETAIL CORRIDOR

Available | 6074 Peach Street | Erie, PA 16509

SBRE
SHERRY BAUER REAL ESTATE SERVICES



1 PROPOSED EAST ELEVATION
Scale: 3/16" = 1'-0"



OFFERING SUMMARY:

Sale Price:	\$1,695,000
Lease Rate:	\$36.00/SF/YR - NNN
Space Available:	1,760± SF, 3,520± SF Or 5,280± SF
Taxes (2025):	\$15,470 (\$2.93/SF/YR)
NNN:	Estimated At \$5.23/SF/YR
Lot Size:	1± Acre
Year Built:	1975 / Unit 6074 1978 / Unit 6070 1982 / Unit 6066
Traffic Count:	31,000 AADT
Zoning:	C-1, Corridor Commercial
Township:	Millcreek
County:	Erie
Utilities:	Public
Tax ID #:	33-188-587.0-001.00

HIGHLIGHTS:

- 5,280± SF Mixed-Use Commercial Building
- Highly Visible Location Across From Wegman's
- Along Greater Erie's Major Retail Corridor
- At A Signalized Traffic Intersection For Easy Access
- ±1 Mile From Both I-79 & I-90
- 415' Frontage Along Peach Street With 31,000 Average Daily Traffic (PennDOT 2024 Count Year)
- Currently Three 1,760± SF Shell Spaces Up To 5,280± SF
- Floor Plans Available
- New Façade Work Underway – Target Completion Spring 2026
- Paved Parking For ±25
- Situated On 1± Acre Offering Room For Expansion
- Zoned C-1, Corridor Commercial (Millcreek Township)

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

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1± Acre

VEGA LN High

Peach Street 31,000 AADT

Avon Drive

2882 AC
33188588000401
110
135'
93'
93'
93'
100'
93'
33188588000301
109
33188588000300
2882 AC
108
33188588000200
2882 AC
107
35'
93'
0100
106
57'
30'
40'±
50'±
60'±
30'±
260'±
474.07'
125
126
127
33188587000100
92.5±
20'±
1880 AC

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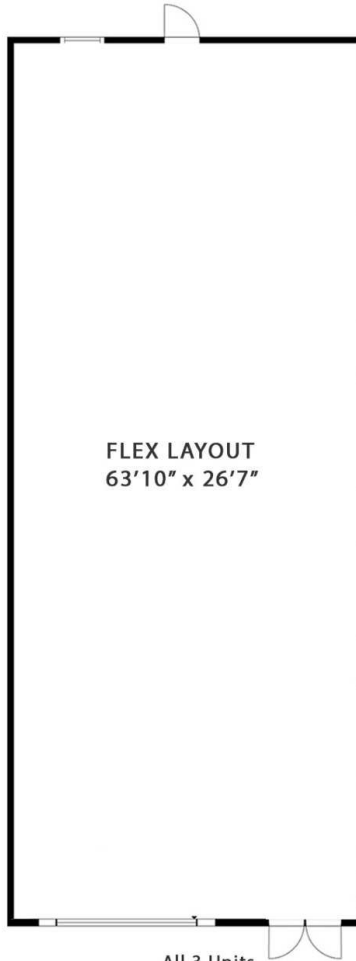
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LEFT UNIT
6074 Peach Street - Erie, PA



Per Unit
1,760± SF Gross Rentable Area
1,657± SF Gross Internal Area

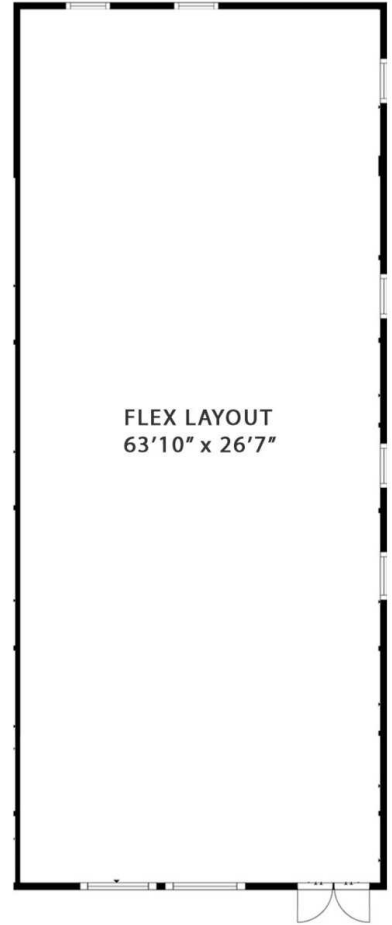
CENTER UNIT
6070 Peach Street - Erie, PA



Two Units
3,520± SF Gross Rentable Area
3,314± SF Gross Internal Area

All 3 Units
5,280± SF Gross Rentable Area
4,971± SF Gross Internal Area

RIGHT UNIT
6066 Peach Street - Erie, PA



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

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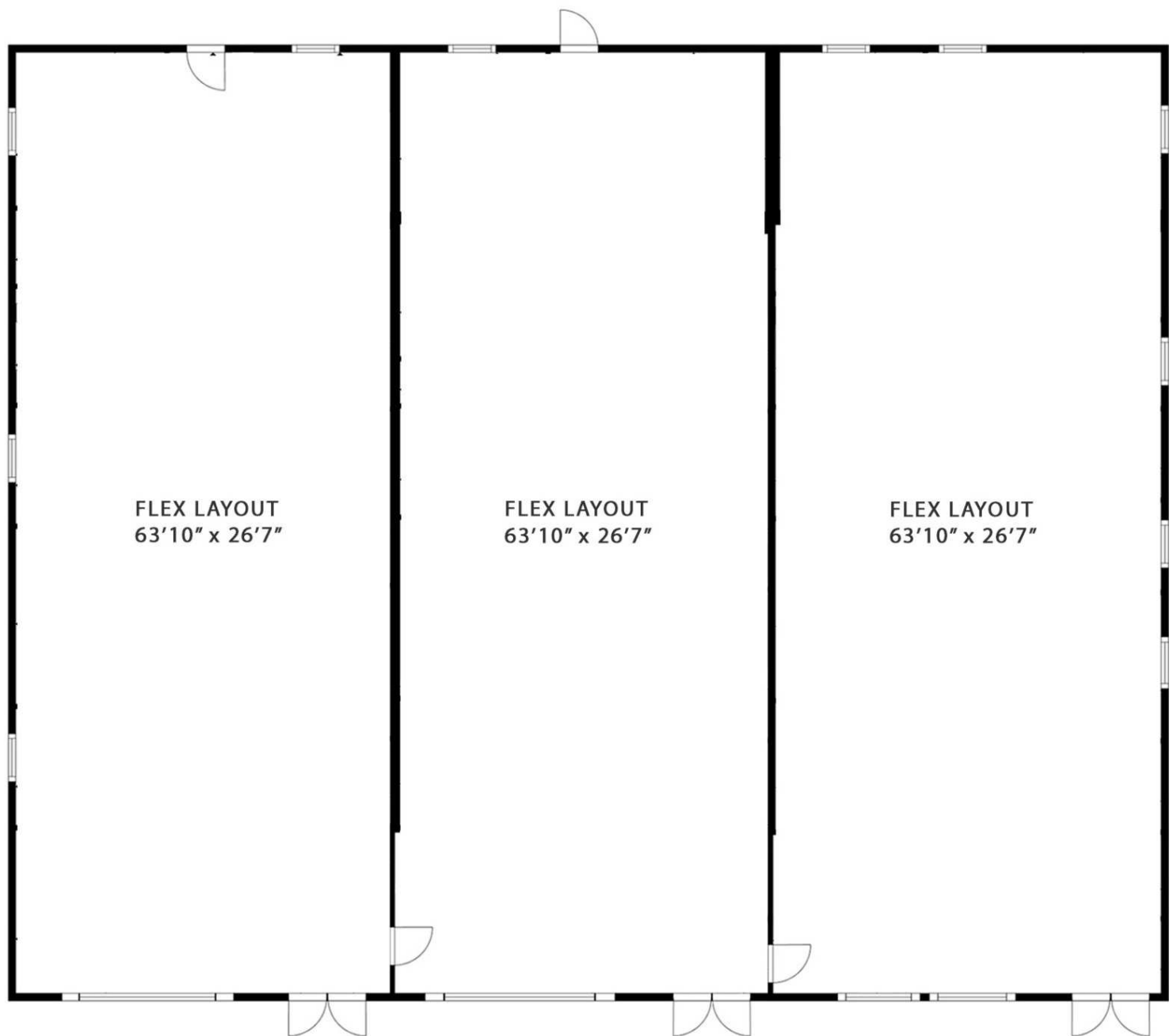
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5,280± SF Gross Rentable Area (4,971± SF Gross Internal Area)

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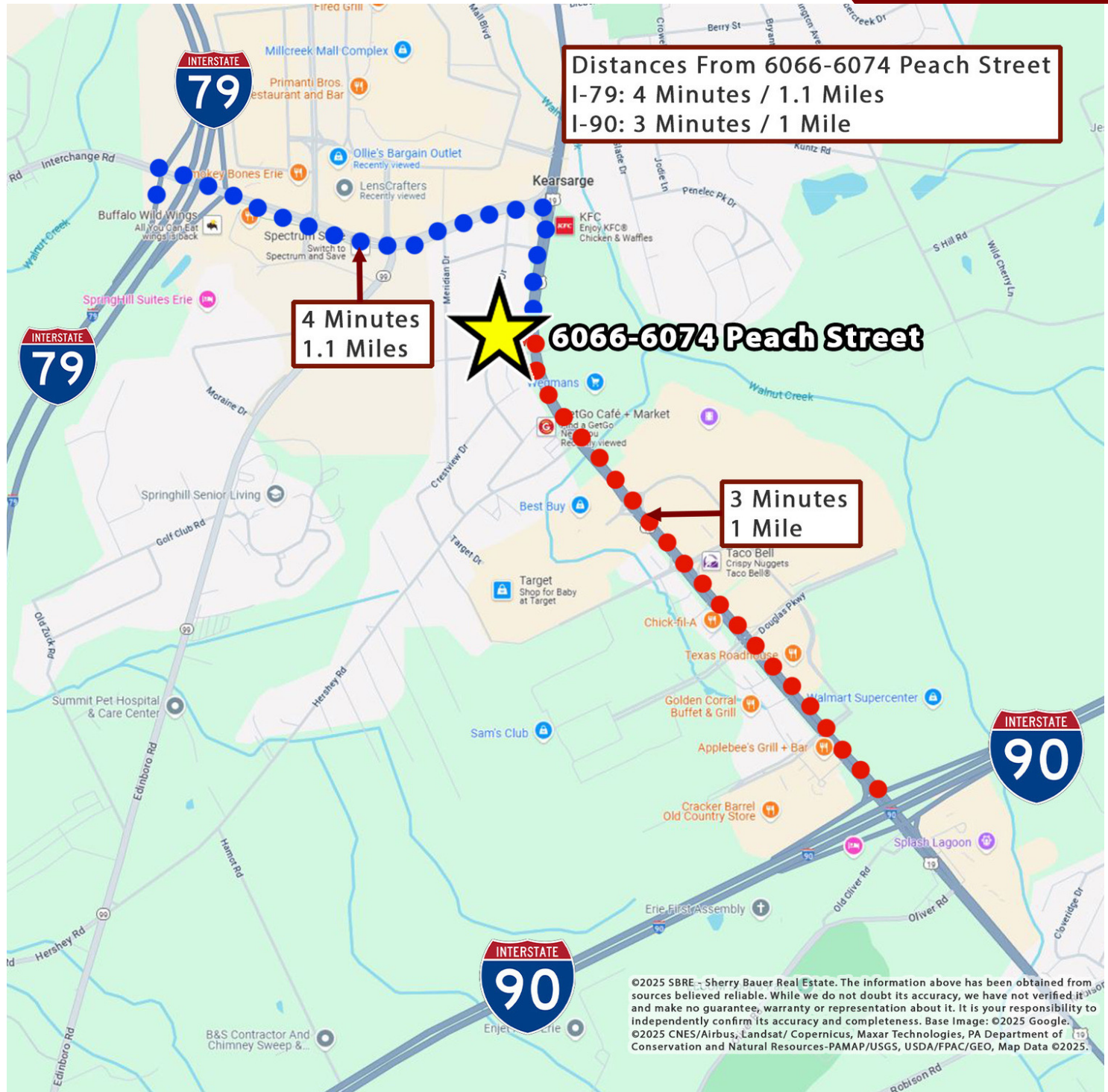
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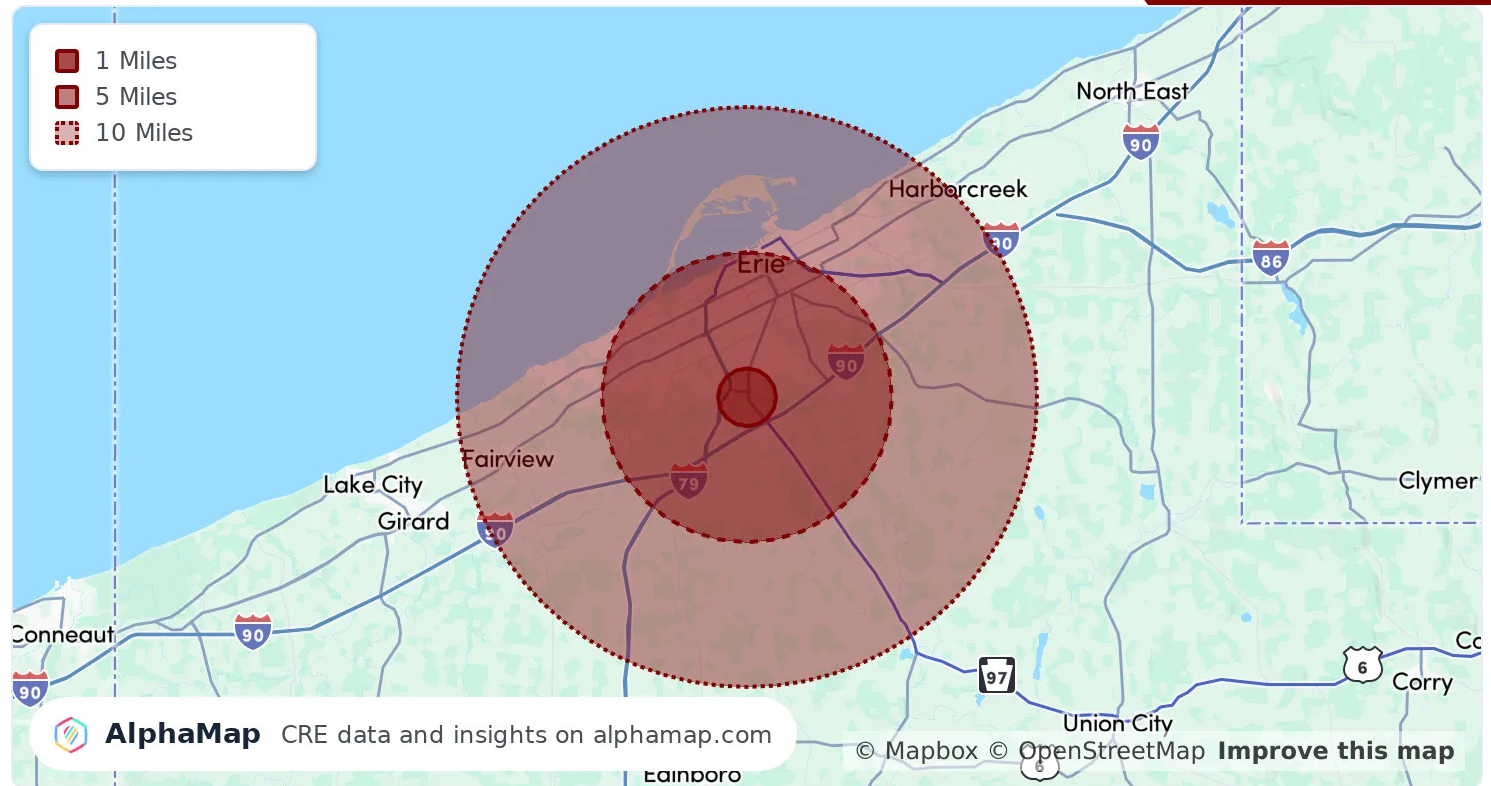
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,015	130,410	195,589
Average Age	45	42	42
Average Age (Male)	43	40	41
Average Age (Female)	47	43	43

HOUSEHOLD & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,892	55,474	80,782
Persons Per HH	2.1	2.4	2.4
Average HH Income	\$82,056	\$78,284	\$81,016
Average House Value	\$236,034	\$184,204	\$190,475
Per Capita Income	\$39,074	\$32,618	\$33,756

Map and demographics data derived from AlphaMap

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§ 145-18 C1 CORRIDOR COMMERCIAL DISTRICT.

- A. Purpose. The C1 District is intended primarily for local retail, office and service Uses necessary to satisfy the needs of nearby residential neighborhoods.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the C1 District include:
 - 1. Animal Daycare.
 - 2. Business Services.
 - 3. Car Wash.
 - 4. Clinic.
 - 5. Continuing Care Facility.
 - 6. Convenience Store, Neighborhood.
 - 7. Convenience Store, Small.
 - 8. Day-Care Center.
 - 9. Eating and Drinking Establishment.

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10. Educational Institution.
 11. Essential Services.
 12. Financial Institution.
 13. Forestry.
 14. Funeral Home.
 15. Ghost Kitchen.
 16. Health Club.
 17. Hospital.
 18. Lawn and Garden Center.
 19. Makerspace.
 20. Medical Marijuana Dispensary.
 21. Mixed Use Occupancy (Commercial).
 22. Multiple-Establishment Center.
 23. Personal Services.
 24. Pet Grooming Establishment.
 25. Professional Services.
 26. Public Buildings and Structures.
 27. Recreation Facility, Commercial.
 28. Recreation Facility, Public.
 29. Retail Business Establishment.
 30. Shopping Center, Community.
 31. Shopping Center, Neighborhood.
 32. Studio, Dancing or Music.
 33. Vehicle Detail.
 34. Vehicle Sales, Rental, Service and Repair.
 35. Veterinary Clinic.

36. Wireless Communications Facility, Non-Tower.

C. Uses permitted by Conditional Use. The Board of Supervisors may approve a Use by Conditional Use for the following Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Use as set forth in Article V of this Chapter are satisfied:

1. Garage, Public.

D. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special Exception, or Conditional Use are permitted by right, including but not limited to, the following:

1. Car Wash, Accessory.

2. Drive-Through Facility.

3. Kennel, Accessory.

4. Personal Support Services for a Continuing Care Facility.

5. Small Wireless Facility.

6. Solar Energy System, Private.

7. Temporary Uses.

8. Vehicle Fuel Station, Retail.

9. Wind Turbine System, Small.

E. Accessory Uses permitted by Conditional Use. The Board of Supervisors may approve an Accessory Use by Conditional Use for the following Accessory Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Accessory Use as set forth in Article V of this Chapter:

1. Crematory.

F. Dimensional Standards.

Minimum Lot Size	N/A
Minimum Lot Depth	100'
Minimum Lot Width (at ROW)	40'
Maximum Density	N/A
Minimum Front Setback	10'

Minimum Rear Setback	20'
Minimum Side Setback	10'
Maximum Building Height	35'
Maximum Lot Coverage	60%