

OFFICE & WHITE BOX, MIXED-USE SPACE

For Lease | 5735 E. Lake Road | Erie, PA 16511



OFFERING SUMMARY

Building Size:	12,567 SF
Available SF:	2,848 - 3,576 SF
Lot Size:	2.34 Acres
Number Of Units:	5
Year Built:	1950
Renovated:	2025
Zoning:	LF, Lakefront District
Traffic Count:	6,200 (PennDOT 2024 Count Year)

PROPERTY HIGHLIGHTS

- Office & New White Box, Mixed-Use Space For Lease
- 3,576± SF Office Suite For Lease
- 2,848± SF New White Box, Mixed-Use Space For Lease
- Entire Property Has Been Completely Renovated
- Abundant Parking – Paved Off-Street Parking For ±50
- Zoned Lakefront District (LF) – Harborcreek Township
- Permitting Multiple Uses: Office, Eating & Drinking Establishment, Place Of Worship, Indoor Recreation, Retail & More
- Starting At \$9.00/SF/YR – NNN
- Taxes Estimated At \$0.53/SF/YR
- Tenant Pays Approximately \$3,189/Month (Base Rent & Taxes) + Utilities + Pro-Rata Share Of Insurance, Snow Removal & Lawn care



FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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2,848± SF WHITE BOX, MIXED-USE SPACE

For Lease | 5735 E. Lake Road | Erie, PA 16511



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PROPERTY HIGHLIGHTS

- 2,848± SF New White Box, Mixed-Use Space For Lease
- Open Floor Plan – Ready For Your Design
- Entire Property Has Been Completely Renovated
- Abundant Parking – Paved Off-Street Parking For ±50
- Zoned LF, Lakefront District (Harborcreek Township) Allowing For Multiple Potential Uses: Office, Eating & Drinking Establishment, Place Of Worship, Indoor Recreation, Retail & More
- Offered At \$9.00/SF/YR – NNN
- Taxes Estimated At \$0.53/SF/YR
- Tenant Pays Approximately \$2,261/Month (Base Rent & Taxes) Plus Utilities & Pro-Rata Share Of Insurance, Snow Removal & Lawncare
- Additional 3,576± SF Office Suite Also Available

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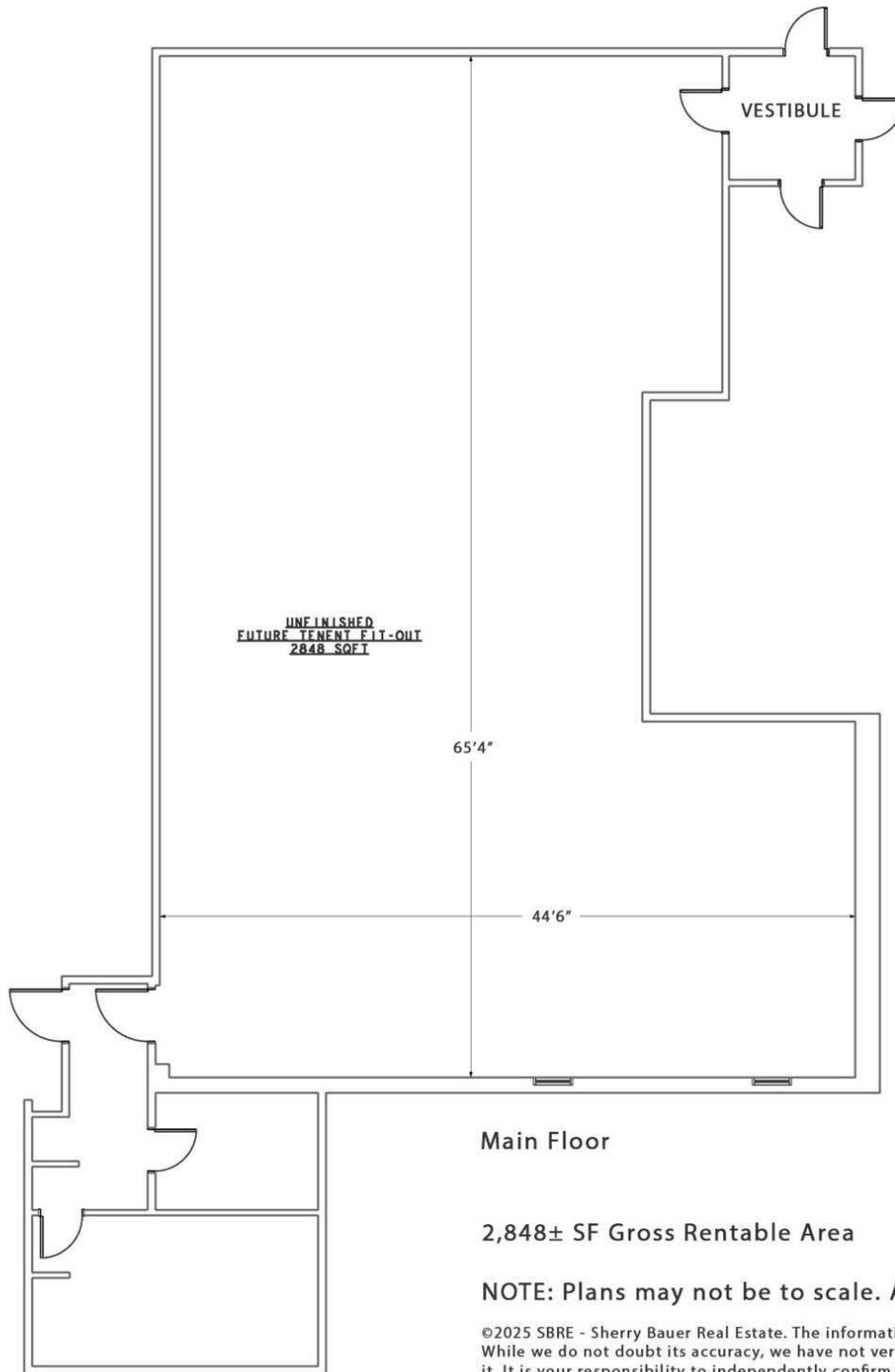
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2,848± SF WHITE BOX, MIXED-USE SPACE

For Lease | 5735 E. Lake Road | Erie, PA 16511

Floor Plan
5735 E. Lake Road
Erie, PA



Main Floor

2,848± SF Gross Rentable Area

NOTE: Plans may not be to scale. All dimensions are approximate.

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FOR LEASE

3,576± SF OFFICE SUITE

5735 E. Lake Road | Erie, PA 16511



OFFERED AT:
\$14.09/SF/YR
FULL SERVICE
(\$4,200/MONTH)



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PROPERTY HIGHLIGHTS

- 3,576± SF Modern Office Suite For Lease
- Excellent Floor Plan
- 2 Private Entrances & Reception With Waiting Area
- Conference Room & Large Private Office
- Open Office Area With 6 Stations
- Work Room & 2 Restrooms
- Entire Property Has Been Completely Renovated
- Abundant Parking – Paved Off-Street Parking For ±50
- Zoned Lakefront District (LF) – Harborcreek Township
- Permitting Multiple Uses: Office, Eating & Drinking Establishment, Place Of Worship, Indoor Recreation, Retail & More
- Offered At \$14.09/SF/YR – Full Service
- Tenant Pays Approximately \$4,200/Month + Desired Phone/Internet
- 2,848± SF White Box, Mixed-Use Space Also Available



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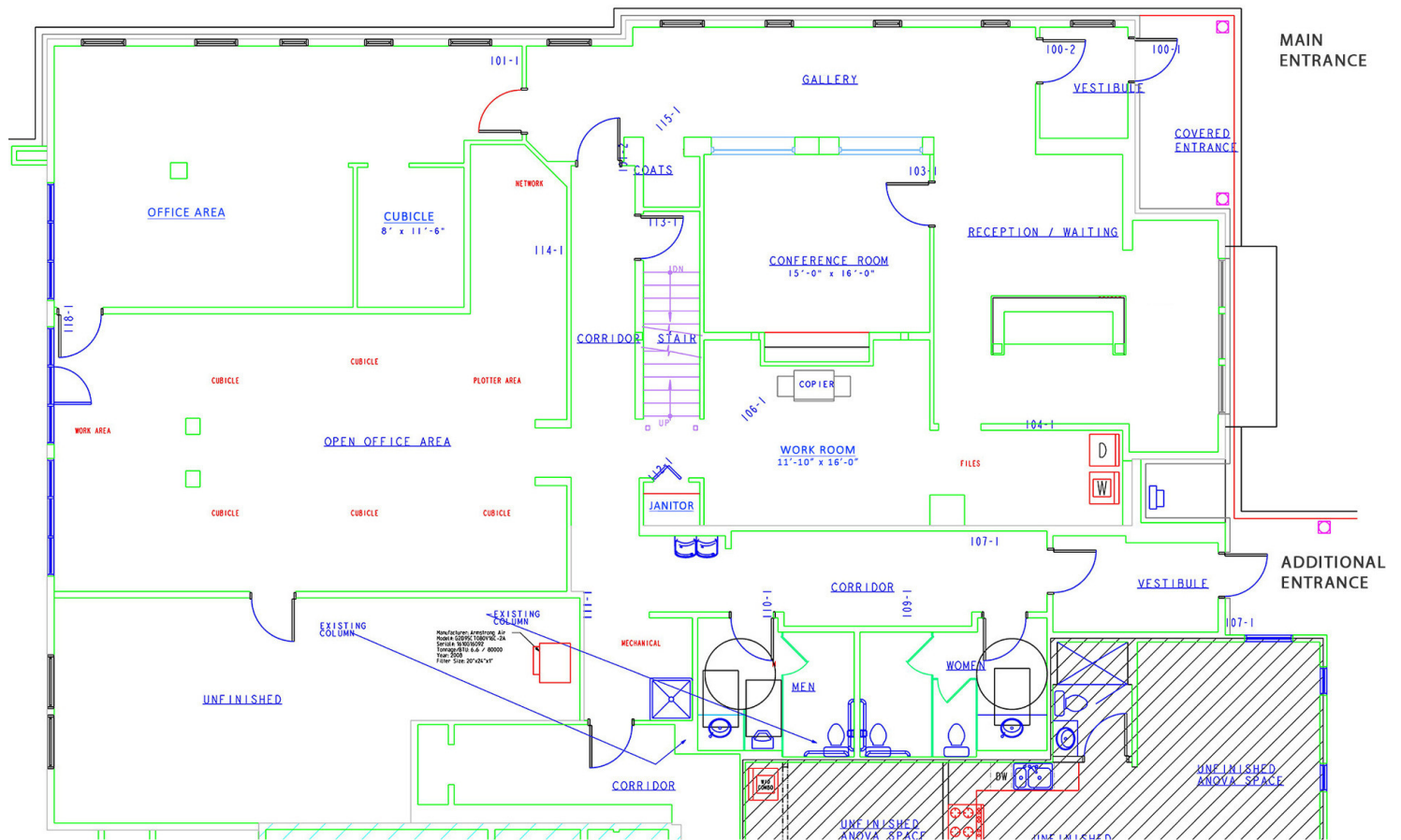
SBRE

3,576± SF OFFICE SUITE

For Lease | 5735 E. Lake Road | Erie, PA 16511

Floor Plan

5735 W. Lake Road - Erie, PA 16511



3,576± SF Gross Rentable Area

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ARTICLE XI

LF LAKEFRONT ZONING DISTRICT

SECTION 1101 PURPOSE

The purpose of this district is to plan and encourage infill and expansion of existing development on Lake Erie Bluff with sound practices to help protect the stability of the bluff, yet realize the full economic potential of the unique features of the lake. This district provides for a mixed use of small-scale commercial and residential uses.

SECTION 1102 TABLE OF USES

PRINCIPAL USE	TYPE*
Dwelling, Single-Family	P
Dwelling, Multi-Family (55+)	C
Dwelling, Townhome	C
Eating & Drinking Establishment (Less than 5,000sq.ft.)	P
Emergency Response Facility	P
Essential Service (Public Utility)	P
Essential Service Structures	C
Event Venue	C
Group Residence Facility	C
Marina	C
Nursing, Convalescent, Assisted Living, & Retirement Home	C
Park, Public	P
Personal Service Establishment	P
Place of Worship (Less than 20,000 sq.ft.)	P
Planned Residential Development	C
Professional Office/Service	P
Recreation Facility (Indoor Commercial)	P
Research Laboratories	C
Retail (Less than 5,000 sq.ft.)	C
ACCESSORY USE	TYPE*
Accessory Solar Energy System	P
Home Occupation	C
No-Impact Home Based Business	P
Small Wind Turbine	P
Wireless Communication, Co-Location	P
* P = Permitted by Right SE = Permitted by Special Exception with a hearing before the Zoning Hearing Board, C = Permitted by Conditional Use with a hearing before the Township Board of Supervisors	

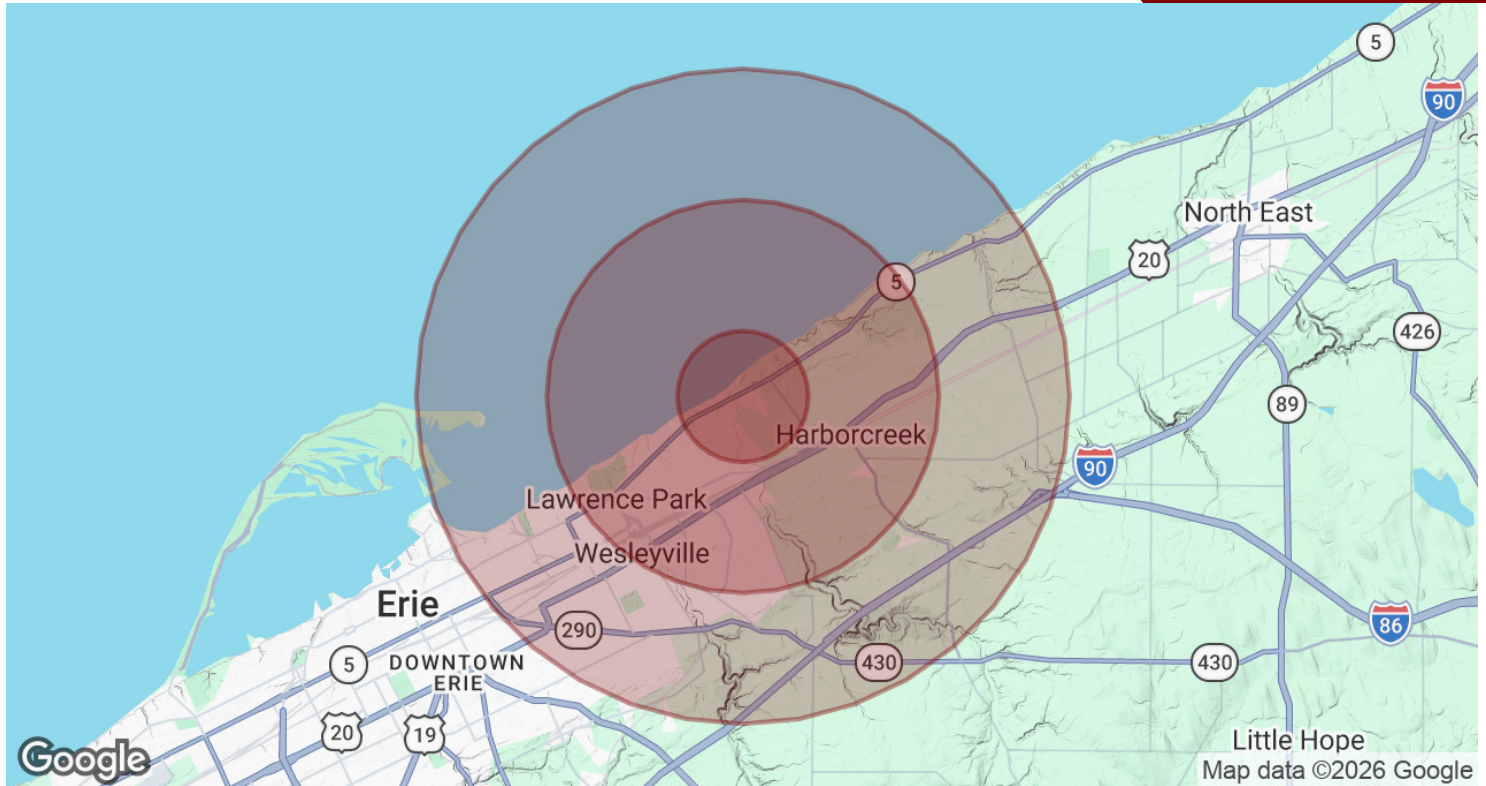
SECTION 1103 YARD AND HEIGHT REQUIREMENTS (See Appendices for illustrations)

Use Type/Dimension	Single Family Dwellings And Seasonal Dwellings	Townhomes*	Non-Residential Uses
Minimum Lot Area	10,000 sq.ft (new lots created shall be at least 30,000 sq.ft. unless served by public sewer)	5 acres	30,000 sq.ft.
Minimum Lot Width	75 feet	200 feet	100 feet
Minimum Front Yard Depth	35 feet, or an average of nearest two adjacent structures, provided such structures are within 100 feet	50 feet	35 feet, or an average of nearest two adjacent structures, provided such structures are within 100 feet
Minimum Side Yard Width	10 Feet Accessory structures with less than 224 sq.ft. of floor area: Interior lot line—5 feet, street side on corner lot—20 feet.	50 feet	10 Feet from other nonresidential, 75 feet from residential use
Minimum Rear Yard Depth	35 Feet Lake Bluff - 50 feet	Lake Bluff - 75 feet	10 Feet from other nonresidential, 75 feet from residential use. Lake Bluff – 75 feet
Maximum Height of Structure	45 feet	35 feet	45 feet
Maximum Coverage	50%	40%	50%

- * Note: Townhomes shall have a maximum of four (4) units per acre with a maximum of four (4) units per building. They shall also comply with the Township Subdivision and Land Development Ordinance.

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,247	15,429	47,820
Average Age	45.9	44.9	38.7
Average Age (Male)	41.1	43.1	36.3
Average Age (Female)	48.9	46.1	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	933	6,427	18,433
# Of Persons Per HH	2.4	2.4	2.6
Average HH Income	\$96,570	\$92,130	\$78,029
Average House Value	\$214,160	\$196,590	\$165,776

2023 American Community Survey (ACS)

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ACCESSORY USE	TYPE*
Accessory Solar Energy System	P
Home Occupation	C
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Minimum Lot Width	75 feet	200 feet	100 feet
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Minimum Side Yard Width	10 Feet Accessory structures with less than 224 sq.ft. of floor area: Interior lot line—5 feet, street side on corner lot—20 feet.	50 feet	10 Feet from other nonresidential, 75 feet from residential use
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