

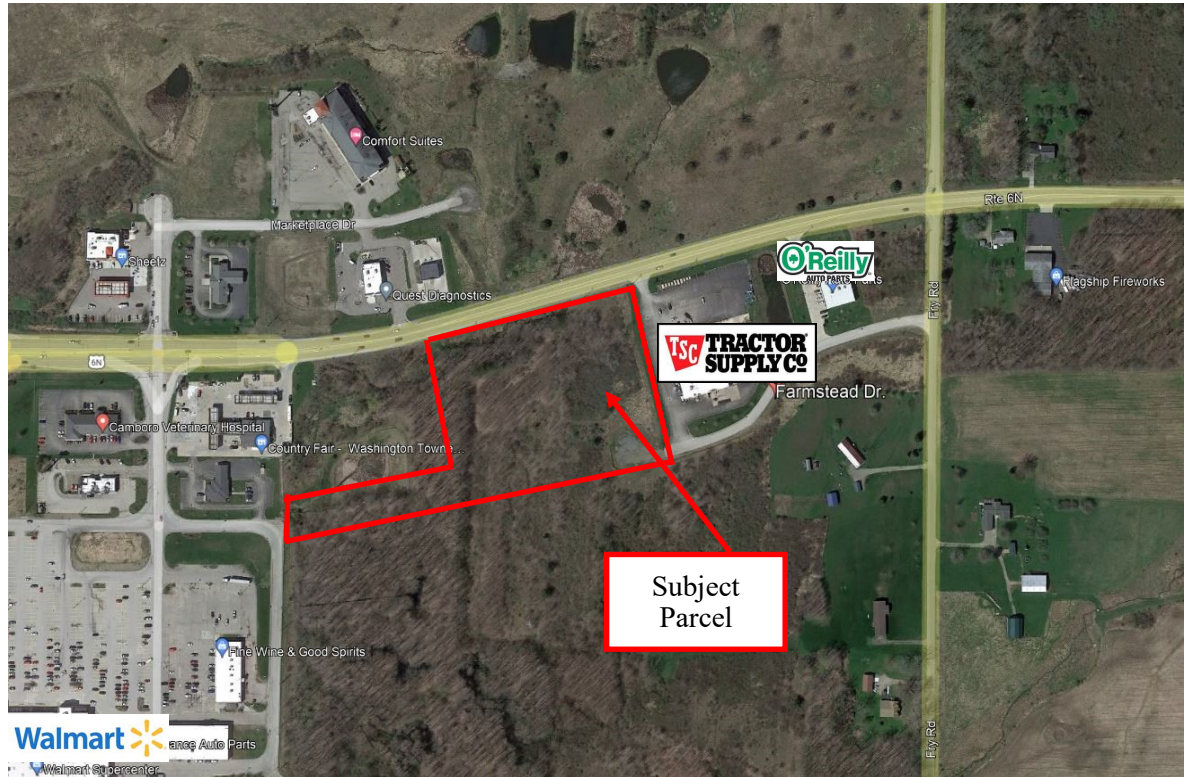
BUILD-TO-SUIT / GROUND LEASE

Farmstead Drive
Edinboro, PA 16412

FOR LEASE



Baldwin Brothers, Inc.
2540 Village Common Dr.
Erie, Pennsylvania 16506
Tele: 814-454-4541
Fax: 814-455-3288
www.baldwinbros.com



MAP



DESCRIPTION

- Development opportunity
- Located at I-79 exit - Edinboro, PA
- I-79 - 21,000 VPD
- Rt. 6N-11,000 VPD
- Main Interstate exit for PennWest University at Edinboro
- Shadow anchored by Super Walmart-Tractor Supply-O'Reilly Auto Parts

DEMOGRAPHICS

- Population
 - 3 Mile - 8,523
 - 5 Mile - 12,103
 - 10 Mile - 32,911
- Average HH Income
 - 3 Mile - \$59,997
 - 5 Mile - \$64,366
 - 10 Mile—\$71,634

For more information, contact:

John A. Munch

Senior Vice President

P: 814-454-4541, ext. 254

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jmunch@baldwinbros.com

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DUNKIN' DONUTS
ACL

Mingoro
CAR WASH

PennWest Campus
at Edinboro — 3 Miles

Subject
Parcel

Reilly
Auto Parts

TRACTOR
SUPPLY CO

COMFORT
SUITES

N
NORTHWAY

COUNTRY FAIR

CHOICE

Wine & Spirits

verizon wireless
SUBWAY

UPMC
Urgent Care

Walmart

21,000 VPD

79

6N

11,000 VPD

Google Earth

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1000 ft

