

# UP TO 6,662± SF MIXED-USE SPACE

**For Lease** | Kearsarge Plaza | 5130-5158 Peach Street | Erie, PA 16509

**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



## OFFERING SUMMARY

Lease Rate:	\$22.00/SF/YR
Lease Terms:	NNN Lease
Estimated NNN:	\$5.53/SF/YR
Available SF:	609 - 6,662 SF
Lot Size:	1.453 Acres
Number Of Units:	19
Year Built:	1960
Renovated:	2020
Zoning:	C-1
Traffic Count:	26,000

## PROPERTY OVERVIEW

609 to 6,662± SF mixed-use space now available for lease at Kearsarge Plaza - ideal for office or retail. Located at a signalized intersection along Greater Erie's major retail corridor offering excellent visibility and ingress & egress. High traffic area with 26,000 average daily traffic (PennDOT AADT 2023 count year). Abundant off-street parking with 75 spaces in private lot.

609± SF completely renovated, move-in ready mixed-use space with neutral paint and newer synthetic wood flooring, lighting, ADA restroom & HVAC unit. Located along Peach Street next to Erie Pack & Ship. 3D tour & floor plan available. Tour Online: <https://my.matterport.com/show/?m=skvcU4mHo1N>

933 & 955± SF completely renovated, move-in ready mixed-use space with neutral paint and newer synthetic wood flooring, lighting, ADA restroom & HVAC unit. Located along Bryant Street between Domino's Pizza & Fancy Nails. 3D tour & floor plan available. May be combined for up to 1,888± SF.

2,904 & 6,662± SF vanilla box spaces in newly constructed plaza. Vanilla box spaces to be delivered with shell walls, paint & flooring of tenant's choice, drop ceiling with standard lighting package, standard 3 phase electrical package, flex ductwork, new HVAC, sprinkler system and ADA restroom. Units include rear door with access to common delivery corridor. 3D tour of model unit with standard package available. Tour Model Unit: <https://my.matterport.com/show/?m=8jnFMXFvRWd>

Join Domino's Pizza, Associated Clinical Laboratories, Kearsarge Laundry, Fancy Nails, Peace, Love & Little Donuts, Erie Pack & Ship and W. D. Hammerlee Dentistry at the new Kearsarge Plaza.

## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**

Broker

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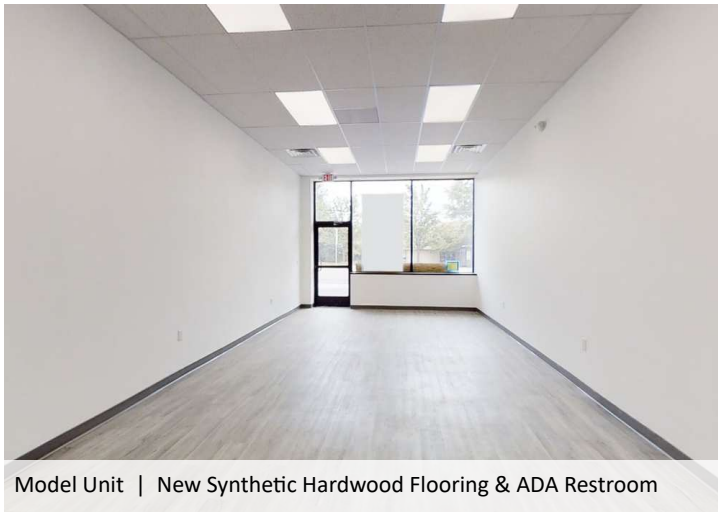
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Join the Newly Renovated Kearsarge Plaza



Abundant Parking & Easy Access - Located At a Signalized Intersection



Model Unit | New Synthetic Hardwood Flooring & ADA Restroom



Model Unit | New Synthetic Hardwood Flooring & ADA Restroom



Up to 6,662± SF Vanilla Box Space Available - All New Construction



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## AVAILABLE SPACES

SUITE	SIZE (SF)	DESCRIPTION
■ Suite 5146	609 SF	Completely renovated 609± SF mixed-use space with modern finishing now available at the newly renovated Kearsarge Plaza. Suite features an open floor plan with an ADA restroom, neutral paint, and synthetic hardwood flooring. Suite is next to Erie Pack & Ship. 3D tour & floor plan available. Offered at \$22.00/SF/YR + NNN & utilities. NNN estimated at \$5.53/SF/YR based on 2024. Tenant pays approximately \$1,397/month + utilities.
■ Suite 5158-70	933 - 1,888 SF	933± SF mixed-use space available at the newly renovated Kearsarge Plaza. Space features an open floor plan with an ADA restroom. Floor plan available. Completely renovated in 2021 with new lighting, HVAC, ADA restroom, and synthetic hardwood flooring. Located along the Bryant Street side of the plaza between Domino's Pizza & Fancy Nails. Offered at \$22.00/SF/YR + NNN & utilities. NNN estimated at \$5.53/SF/YR based on 2024. Tenant pays approximately \$2,140/month plus utilities. Up to 1,888± SF available with contiguous unit.
■ Suite 5158-60	955 - 1,888 SF	955± SF mixed-use space available at the newly renovated Kearsarge Plaza. Space features an open front room (19'6" x 32') with 9'9" ceilings and back room with storage closet & ADA restroom. Floor plan & 3D tour available. Completely renovated in 2021 with new lighting, HVAC, ADA restroom, and synthetic hardwood flooring. Located along the Bryant Street side of the plaza between Domino's Pizza & Fancy Nails. Offered at \$22.00/SF/YR + NNN & utilities. NNN estimated at \$5.53/SF/YR based on 2024. Tenant pays approximately \$2,191/month plus utilities. Up to 1,888± SF available with contiguous unit.
■ Suite 5142-5144	2,904 SF	2,904± SF vanilla box space - all new construction. Approximately 40'W x 67'10"L (interior dimensions). Mixed-use space ideal for office or retail. To be delivered with shell walls, paint & flooring of tenant's choice, drop ceiling with standard lighting package, standard 3 phase electrical package, flex ductwork, new HVAC, sprinkler system and ADA restroom. Located along Peach Street side of plaza. Offered at \$22.00/SF/YR + NNN & utilities. NNN estimated at \$5.53/SF/YR based on 2024. Tenant pays approximately \$6,662/month + utilities.
■ Suite 5130-5138	1,282 - 6,662 SF	6,662± SF vanilla box space in an newly constructed plaza. Approximately 99'5"W x 67'10"L (interior dimensions). Mixed-use space ideal for office or retail. To be delivered with shell walls, paint & flooring of tenant's choice, drop ceiling with standard lighting package, standard 3 phase electrical package, flex ductwork, new HVAC, sprinkler system and ADA restroom. Endcap unit. Includes rear door with access to common delivery corridor. Located along Peach Street side of plaza. Offered at \$22.00/SF/YR + NNN & utilities. NNN estimated at \$5.53/SF/YR based on 2024. Tenant pays approximately \$15,284/month + utilities. May sub-divide to 1,282± SF or more.

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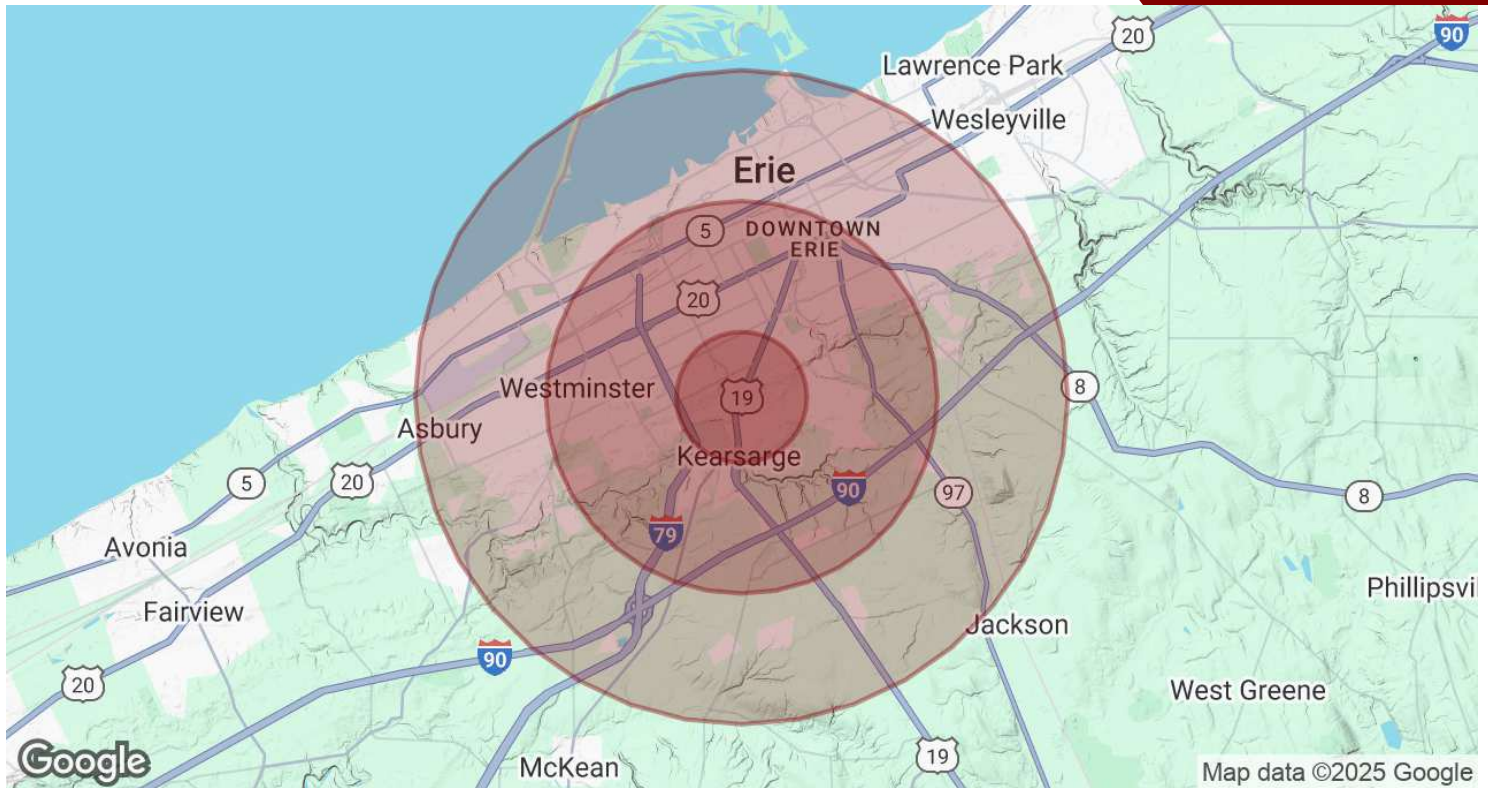
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,684	80,481	171,401
Average Age	42.6	37.7	36.7
Average Age (Male)	39.9	36.1	35.1
Average Age (Female)	44.8	39.7	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,401	33,383	69,073
# Of Persons Per HH	2.2	2.4	2.5
Average HH Income	\$59,649	\$52,950	\$51,230
Average House Value	\$181,200	\$165,008	\$142,320
TRAFFIC COUNTS			
Peach Street And Bryant Street	26,000/day		

NOTE: Population Data: 2020 American Community Survey (ACS). Traffic Data: 2024 PennDOT Traffic Volume Erie County, PA 2023 Count Year.

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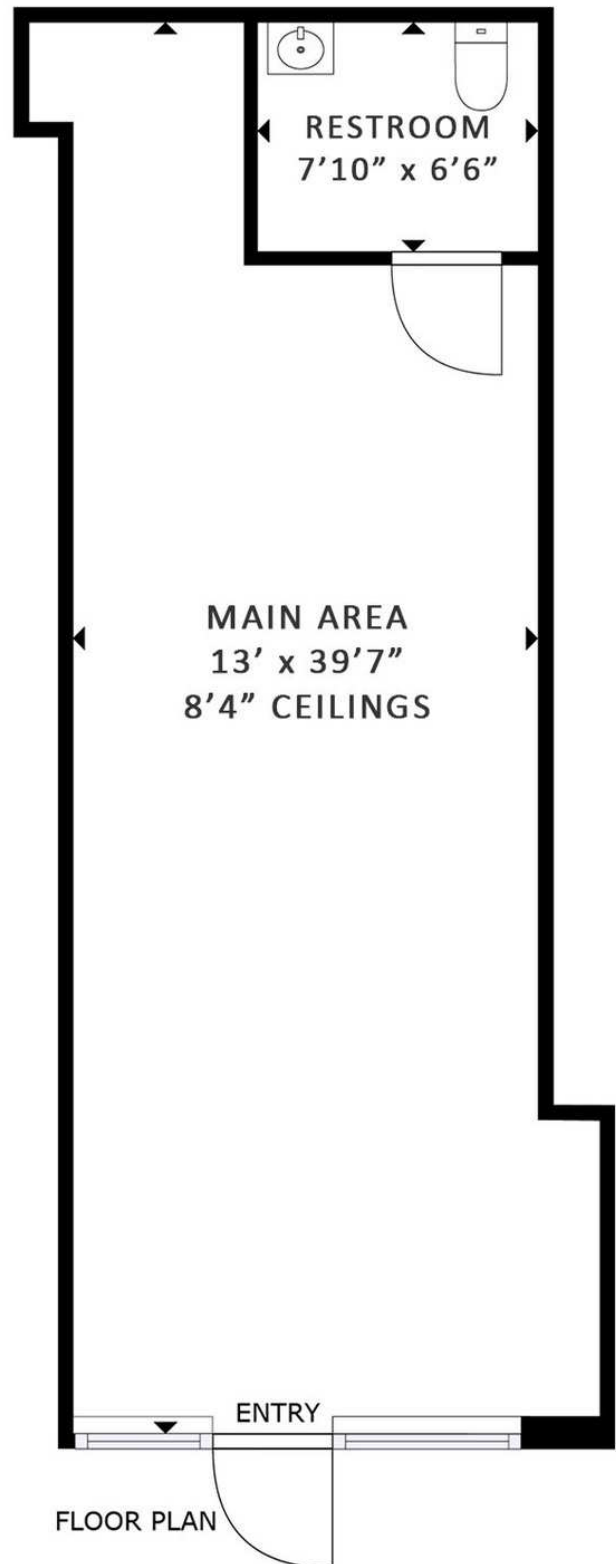
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609± SF MIXED-USE SPACE

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**360° VIRTUAL TOUR**



609± SF Gross Rentable Area  
534± SF Gross Internal Area

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

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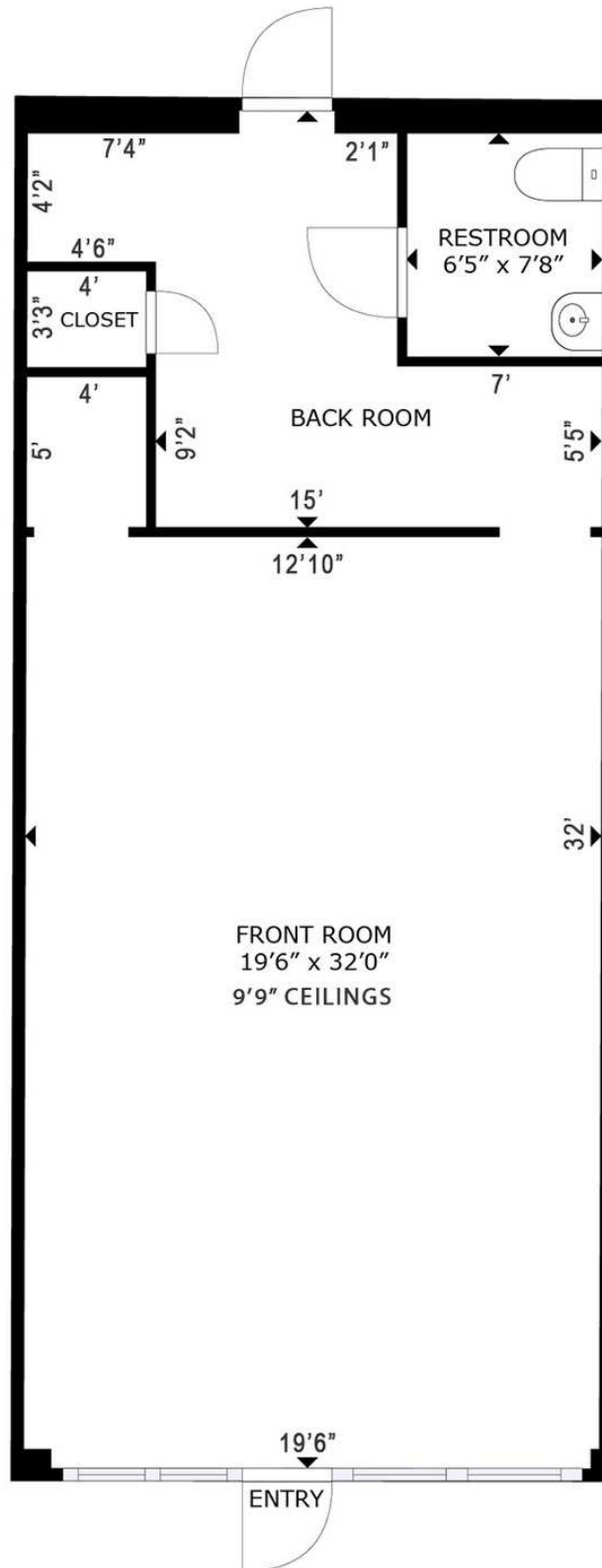
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955± SF MIXED-USE SPACE

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360° VIRTUAL TOUR



955± SF Gross Rentable Area  
929± SF Gross Internal Area

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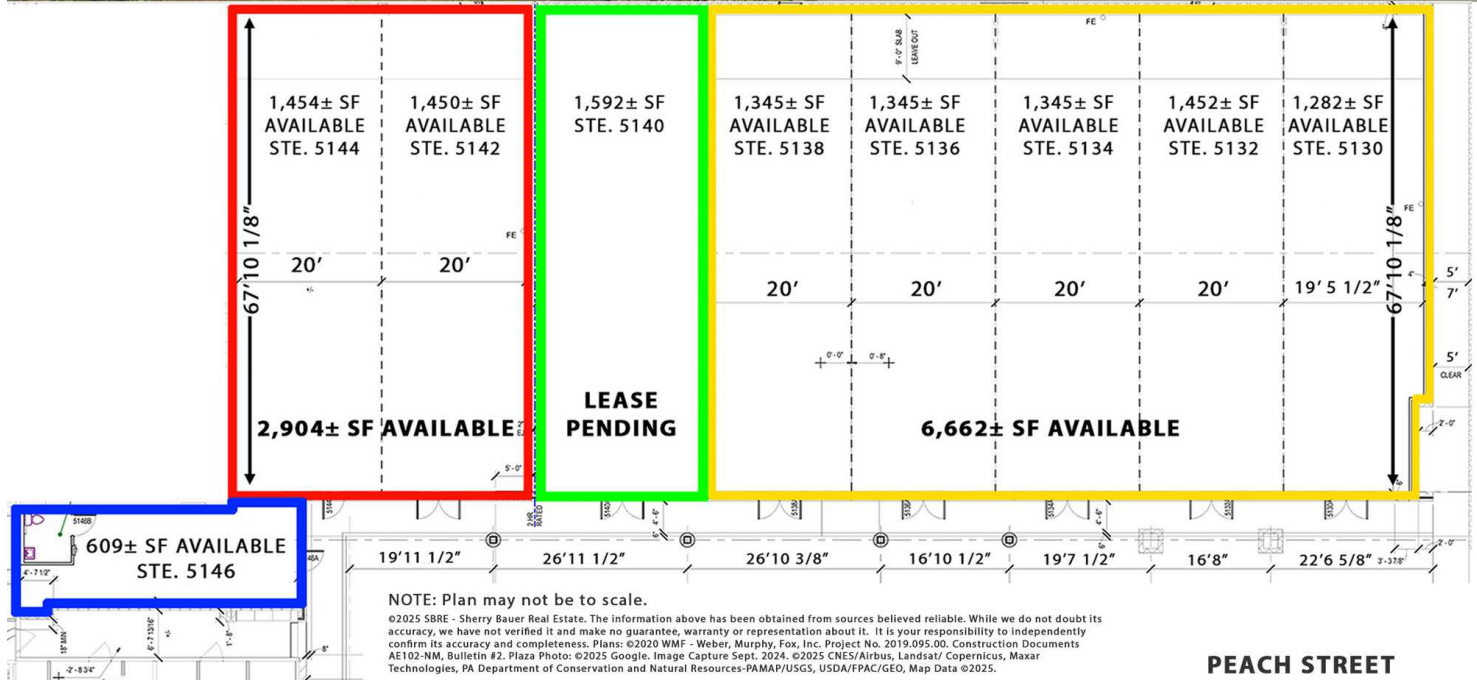


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360° VIRTUAL TOUR



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