



For sale or lease

2715 Parade Street | Erie, PA 16504

 **JLL** SEE A BRIGHTER WAY

Jarbo Imperatore

Retail Advisory

jarbo.imperatore@jll.com

+1 412 651 2949

Ross Langford

Vice President

ross.langford@jll.com

+1 412 715 8901

Use Strategy Overview

2715 Parade Street is a strategically located property on one of Erie's primary north-south routes. It connects southern residential areas and suburbs to downtown, ensuring high visibility and consistent traffic. The location's role as a vital city artery drives regular neighborhood patronage.



Categories for potential use

- Health, Wellness & Rehabilitation
- Neighborhood Food & Essentials
- Value-Oriented General Merchandise
- Essential Services & Automotive Support Retail

Address 2715 Parade Street, Erie, PA 16504

Size 11,325 SF - w/Drive-Thru

Year Built 1996

Parcel ID 18-050-077.0-113.00

Land Area 1.03 AC

Zoning C-1

Photos



Demographics

5-Minute Drive Time

Category	2025 Spending	2030 Demand	Growth (\$)	Growth (%)
Food	\$81,170,755	\$87,977,000	\$6,806,245	8.39%
Food at Home	\$53,775,193	\$58,286,315	\$4,511,122	8.39%
Snacks & Other Food at Home	\$21,060,510	\$22,826,935	\$1,766,425	8.39%
Maintenance & Remodeling Services	\$26,631,881	\$28,863,341	\$2,231,460	8.38%
Food Away from Home	\$27,395,562	\$29,690,684	\$2,295,122	8.38%
Alcoholic Beverages	\$4,300,881	\$4,661,220	\$360,339	8.38%
Personal Care Products	\$4,205,600	\$4,557,855	\$352,255	8.38%

10-Minute Drive Time

Category	2025 Spending	2030 Demand	Growth (\$)	Growth (%)
Food	\$292,005,287	\$318,869,181	\$26,863,894	9.20%
Food at Home	\$193,149,693	\$210,917,786	\$17,768,093	9.20%
Snacks & Other Food at Home	\$75,744,957	\$82,701,544	\$6,956,587	9.18%
Maintenance & Remodeling Services	\$100,516,847	\$109,602,033	\$9,085,186	9.05%
Food Away from Home	\$98,855,594	\$107,951,394	\$9,095,800	9.20%
Alcoholic Beverages	\$15,680,470	\$17,125,743	\$1,445,273	9.21%
Personal Care Products	\$15,139,897	\$16,531,617	\$1,391,720	9.19%

15-Minute Drive Time

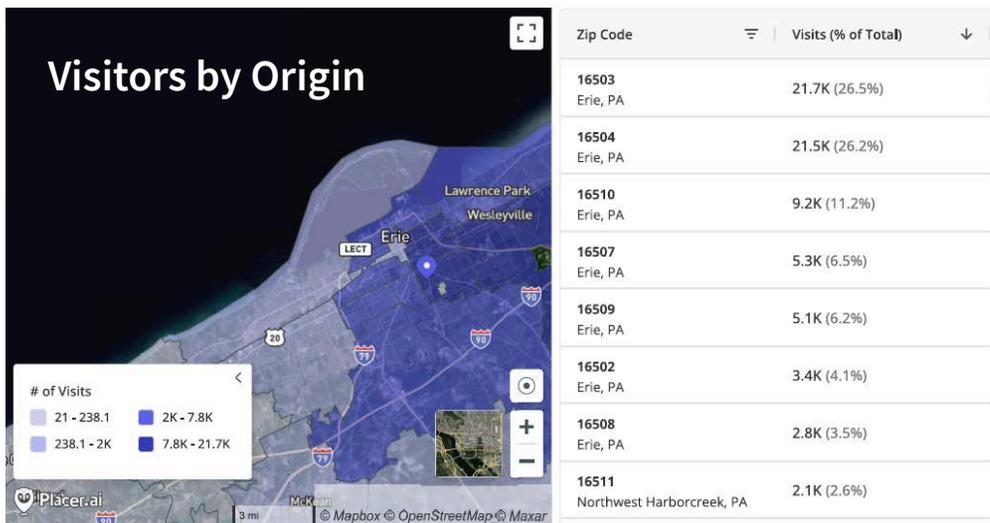
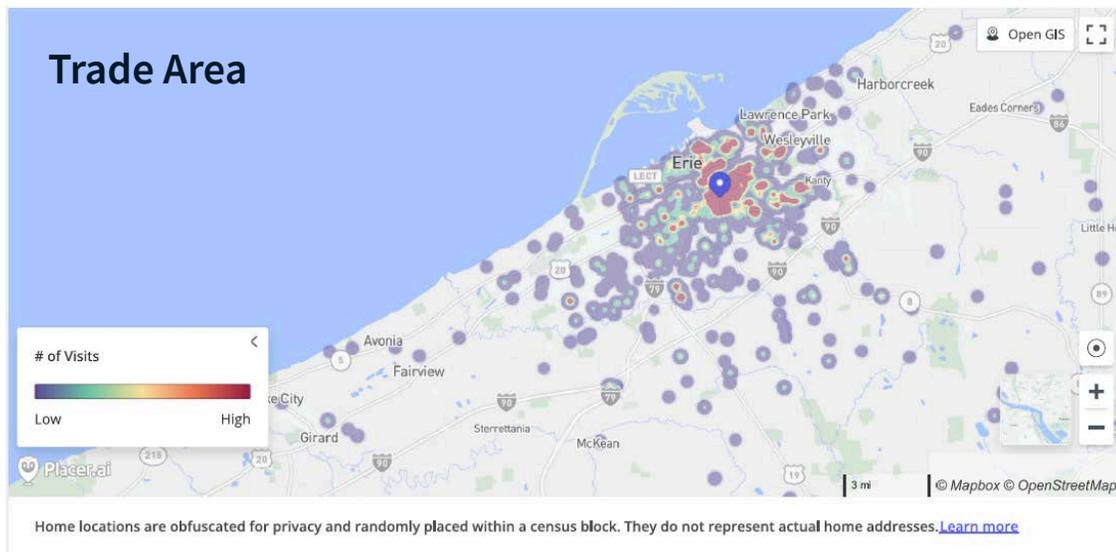
Category	2025 Spending	2030 Demand	Growth (\$)	Growth (%)
Food	\$474,287,420	\$519,451,121	\$45,163,701	9.53%
Food at Home	\$313,199,282	\$343,012,359	\$29,813,077	9.52%
Snacks & Other Food at Home	\$122,777,092	\$134,450,857	\$11,673,765	9.51%
Maintenance & Remodeling Services	\$171,785,200	\$187,952,796	\$16,167,596	9.41%
Food Away from Home	\$161,088,138	\$176,438,762	\$15,350,624	9.54%
Alcoholic Beverages	\$25,906,000	\$28,376,955	\$2,470,955	9.54%
Personal Care Products	\$24,485,236	\$26,816,322	\$2,331,086	9.52%



Drive Time	5 min	10 min	15 min
Population	31,923	101,919	149,805
Median Age	36.0	37.4	39.0
Av. HH Income	\$62,183	\$66,289	\$72,919
Housing Affordability Index	131	128	108

Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics. The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

Retail Executive Overview - Placer.ai



* Showing data for top 100 Zip Codes of this property. Download the CSV file for full results.

This Placer.ai “Trade Area - Insights” snapshot maps where visitors came from (by home location) for the former Rite Aid at 2715 Parade Street, Erie, PA 16504, using a Nov 1, 2022 – Oct 31, 2023 date range. The heat map supports a strong central Erie cluster with secondary suburban reach. The gradient trade-area map concentrates most heavily around Erie proper, with additional dispersion across the broader area (including nearby suburbs) consistent with the distance curve. Trade Area - Insights - Placer.

Best-fit retail profiles (based on trade area behavior):

- **Convenience & essential services:** small-format grocer, value retail, dollar, pharmacy replacement concepts, wireless, banking/ATM, shipping/parcel, salon/barber, laundry adjacent services.
- **Food/QSR:** coffee, sandwich, fast casual, “quick trip” dinner solutions, dessert/snacks—concepts that monetize repeat locals.
- **Medical/wellness services:** urgent care, dental, PT, imaging/light clinic uses—strong alignment with localized, repeat patterns.

“A neighborhood-serving location drawing predominantly from Erie ZIPs with a heavily local customer base.”

Quick Caveat

Because the data is tied to a former Rite Aid, some trip behavior may reflect pharmacy-driven patterns (high-frequency local trips). That’s often a positive signal for replacement retail/services—but a new operator should still validate: co-tenancy needs, peak dayparts, and whether the new concept is aiming for local necessity vs. regional destination.

Area Overview

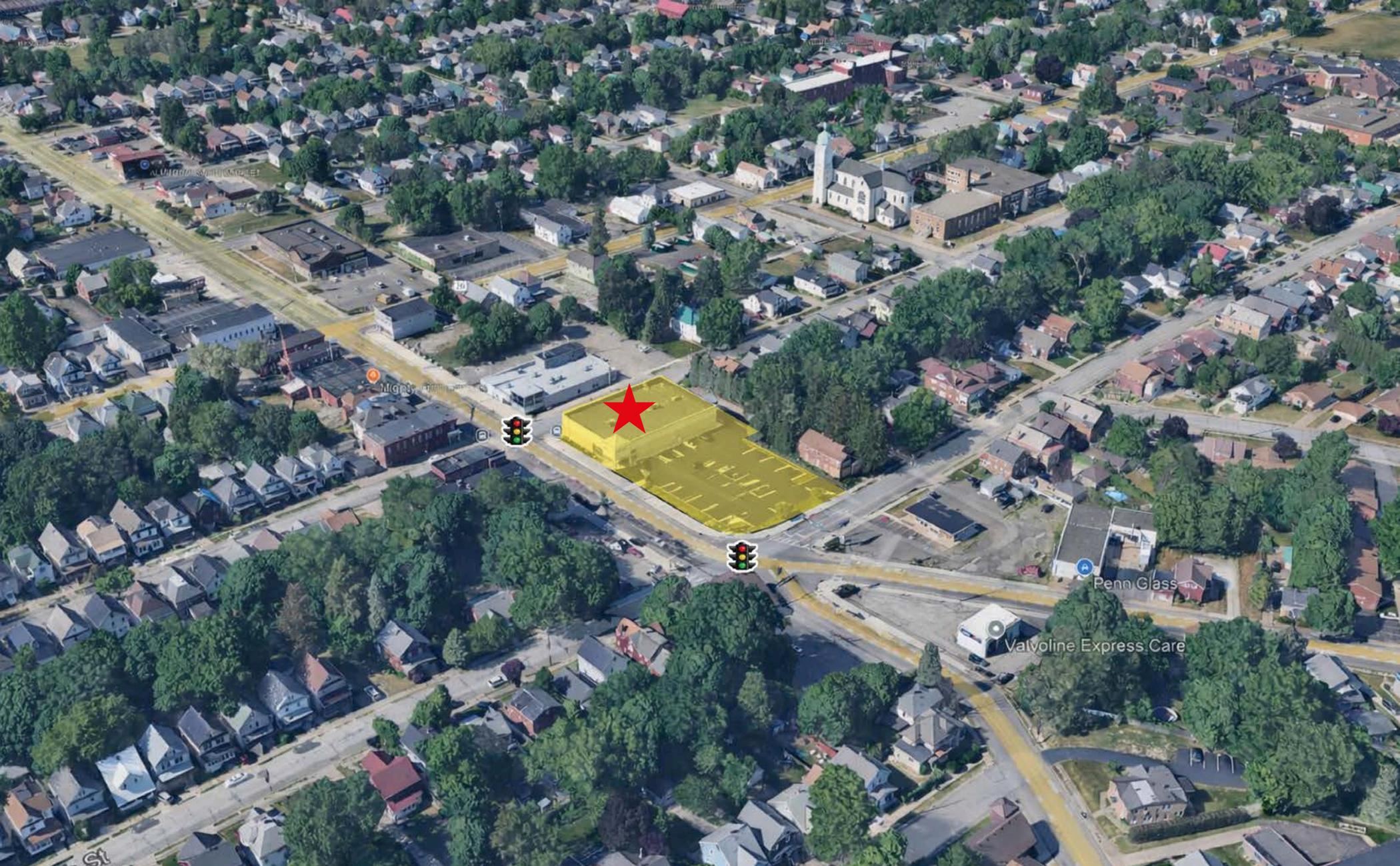


Erie has consistently garnered recognition as one of the most desirable residential locations in both Pennsylvania and the United States. This esteemed status is attributed to a combination of factors, including its pedestrian-friendly environment, well-developed cycling infrastructure, convenient access to essential amenities, efficient public transportation system and competitive housing market.

City of Erie Population: 92,730 (7/1/23 Est.)

Erie Metropolitan Area Residents: 263,550 (7/1/23 Est.)

Erie metropolitan area functions as the primary healthcare and services hub for Northwestern Pennsylvania. Regional healthcare systems continue to shift toward decentralized, neighborhood-based outpatient models that emphasize accessibility, lower operating costs, and patient convenience. Over the next five years (2026–2031), leasing activity and active requirements from healthcare providers seeking retail-based medical space are projected to increase by approximately 30% to 40%, reinforcing the long-term relevance of health-anchored neighborhood locations such as Parade Street.



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About JLL

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