

# LAND AVAILABLE

I-79/Route 6N, Lot #4  
Edinboro, PA 16412

# FOR SALE

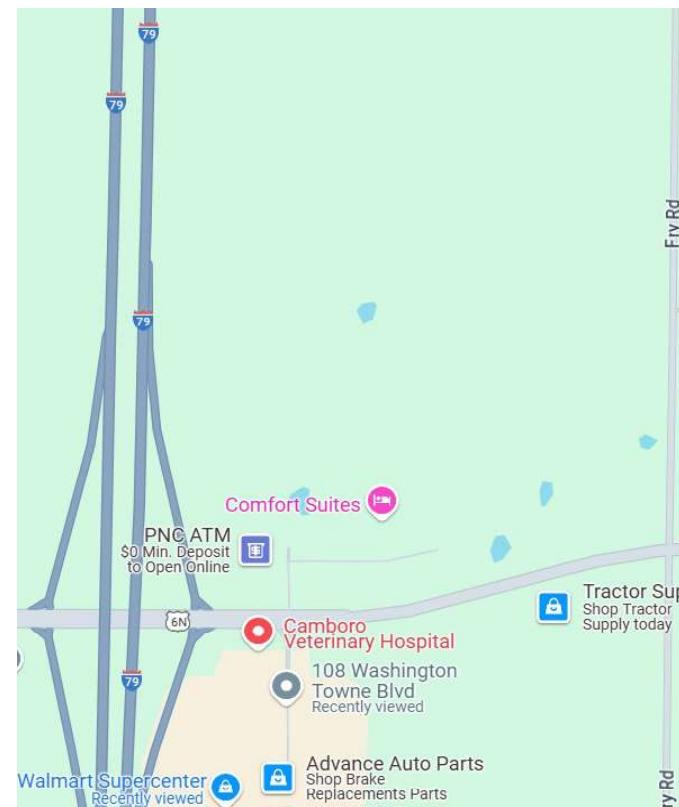
**8B**

## Baldwin Brothers, Inc.

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



## MAP



For more information, contact:

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## DESCRIPTION

- Development opportunity
- Just off I-79 exit for Edinboro
- 17,000 VPD
- Shadow anchored by Super Walmart
- Lot #4 Available 47.41 acres

## DEMOGRAPHICS

- Population
  - 1 Mile - 165
  - 3 Mile - 8,523
  - 5 Mile - 12,103
- Average HH Income
  - 1 Mile - \$65,291
  - 3 Mile - \$59,997
  - 5 Mile - \$64,366

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is the responsibility of the client to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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