

2,303± SF MIXED-USE SPACE

For Lease | 3123 W. 12th Street, Suite B | Erie, PA 16505



OFFERING SUMMARY

Lease Rate:	\$14.00/SF/YR + CAM + Utilities
Building Size:	7,304 SF
Available SF:	2,303 - 3,755± SF
Lot Size:	0.896 Acres
Number Of Units:	4
Year Built:	2002
Zoning:	MU-2
Traffic Count:	14,000
No. Parking Space:	±42

PROPERTY HIGHLIGHTS

- 2,303± SF Mixed-Use Space For Lease
- Mostly Open Floor Plan With Spacious Private Office
- 1 - 2 Restrooms & Storage Rooms
- Excellent Signage & Visibility
- 14,000 Average Daily Traffic Along W. 12th Street (PennDOT - 2024 Count Year)
- Abundant Parking In Private Lot
- Zoned MU-2 Corridor Mixed Use (Millcreek Township)
- Join Pearson Professional Center, Trilogy Wellness & More At Edgewood Place
- Up To 3,755± SF Available
- Offered At \$14.00/SF/YR + CAM + Utilities
- CAM Estimated At \$3.80/SF/YR
- Tenant Pays Approximately \$3,416/Month (Base Rent + CAM) + Utilities

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

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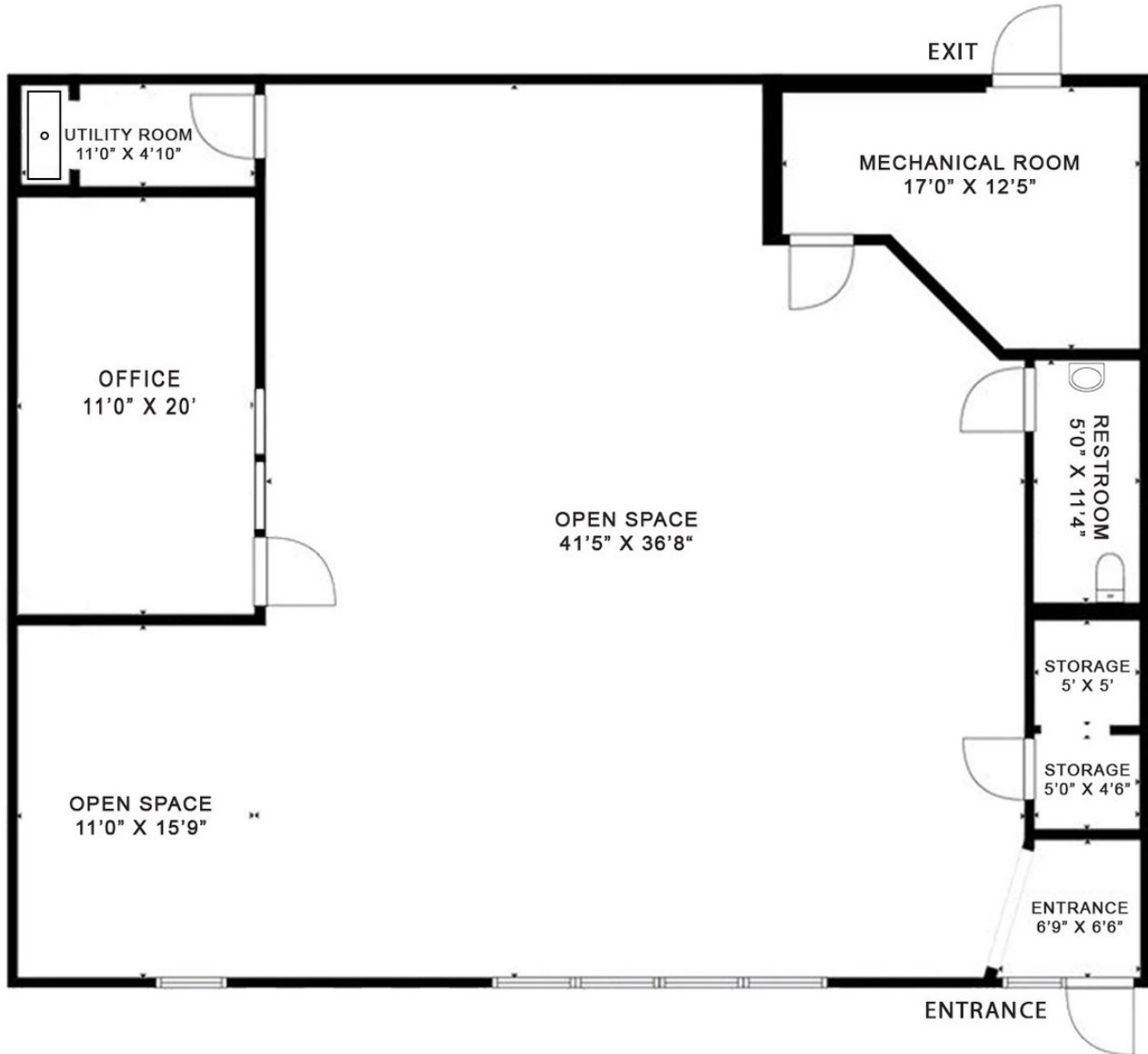
www.sherrybauerrealestate.com

2,303± SF MIXED-USE SPACE

For Lease | 3123 W. 12th Street, Suite B | Erie, PA 16505

Floor Plan - Suite B

Edgewood Plaza | 3213 West 12th St. | Erie, PA



2,303± SF Gross Rentable Area

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Note: Drawing may not be to scale.
All sizes & dimensions are approximate.

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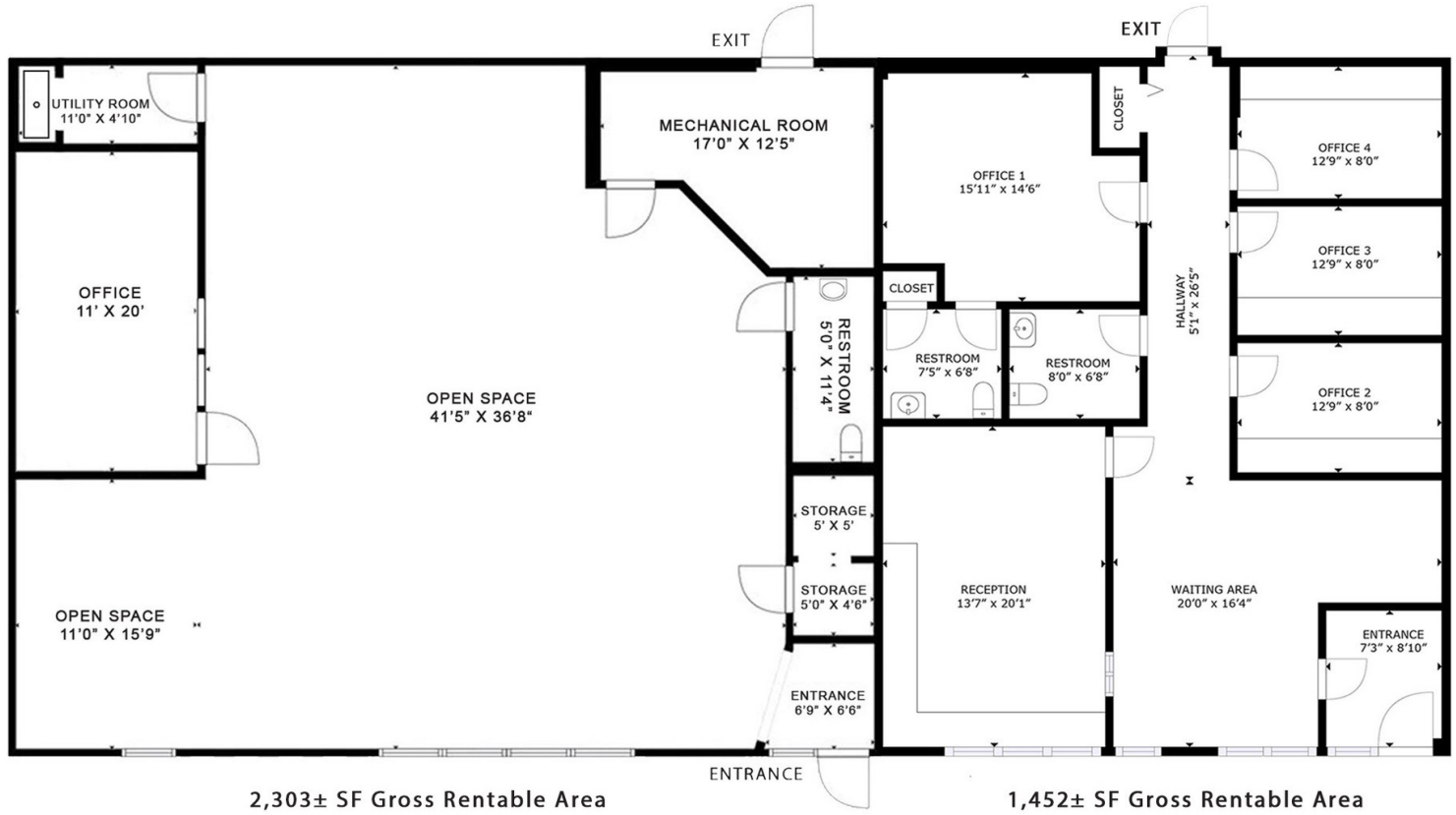
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UP TO 3,755± SF MIXED-USE SPACE

For Lease | 3123 W. 12th Street, Suite B & C | Erie, PA 16505

Floor Plan - Suite B & C

Edgewood Plaza | 3213 West 12th St. | Erie, PA



3,755± SF Combined Gross Rentable Area

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