

1,400-14,761± SF MIXED-USE SPACE

For Lease | Liberty Center I | 3728 Liberty Street | Erie, PA 16508



OFFERING SUMMARY

Lease Rate:	\$8.00 - 10.00/SF/YR - NNN
Est. NNN Charges:	\$4.28/SF/YR
Available SF:	1,400 - 14,761± SF
Lot Size:	9 Acres
Year Built:	1956 & 1962
Zoning:	C-2

PROPERTY HIGHLIGHTS

- 1,400 – 14,761± SF Commercial Space For Lease
- Retail, Mixed-Use, 2nd Generation Restaurant Space & Outparcels Available
- Join Liberty Center I – A 229,805± SF Retail Center
- Anchored By Tops Friendly Markets & AMVETS Thrift Store
- Along A High Traffic Corridor & On The Public Bus Route
- Excellent Visibility & Abundant Parking
- Population Of Over 117,000 Within A 3-Mile Radius
- Tenant Incentives Available Including New White Box Space With ADA Restroom
- 3D Tours & Floor Plans Available
- Outparcels Also Available For Lease – 1.03 To 3.3± Acre Pad Sites Available
- Tenants Pay Base Rent + NNN + Utilities
- NNN Charges Estimated At \$4.28/SF/YR Based On 2024
- Join Tops Market & Gas Station, AMVETS Thrift Store, Harbor Freight Tools, GNC, Erie Gymnastics Center, Dollar Tree, Rotech Healthcare, PA Wine & Good Spirits, H&R Block, Rent-A-Center, Northwest Savings Bank, Werner Books & Coffee, Village Smithy Emporium, Fred's Furniture & More

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

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SBRE
SHERRY BAUER REAL ESTATE SERVICES

Liberty Center I

HARBOR FREIGHT

AMVETS **Thrift Store**

WERNER BOOKS & COFFEE

FRED'S furniture co. & mattress

DOLLAR TREE

FINE WINE & GOOD SPIRITS

STUMPY'S

RAC

VILLAGE SMITHY EMPORIUM

H&R BLOCK

GNC LIVE WELL

ROTECH HEALTHCARE INC.

Two 1± Acre Pad Sites | FOR LEASE

Site A

Site B

Liberty Center II

COST CUTTERS HAIR SALON

Holiday FINANCIAL SERVICES

Hibachi EXPRESS

TOPS

TOPS Gas

Pad Site

Liberty Street 7,827 MPSI

WEST 38TH STREET 16,000 AADT

PEACH ST 19,000 AADT

SHRETTZ

PAPA JOHNS

Citizens

United States Postal Service

DQ

Little Caesars

Northwest

W 34th St

W 36th St

W 38th St

Liberty St

Peach St

W 34th St

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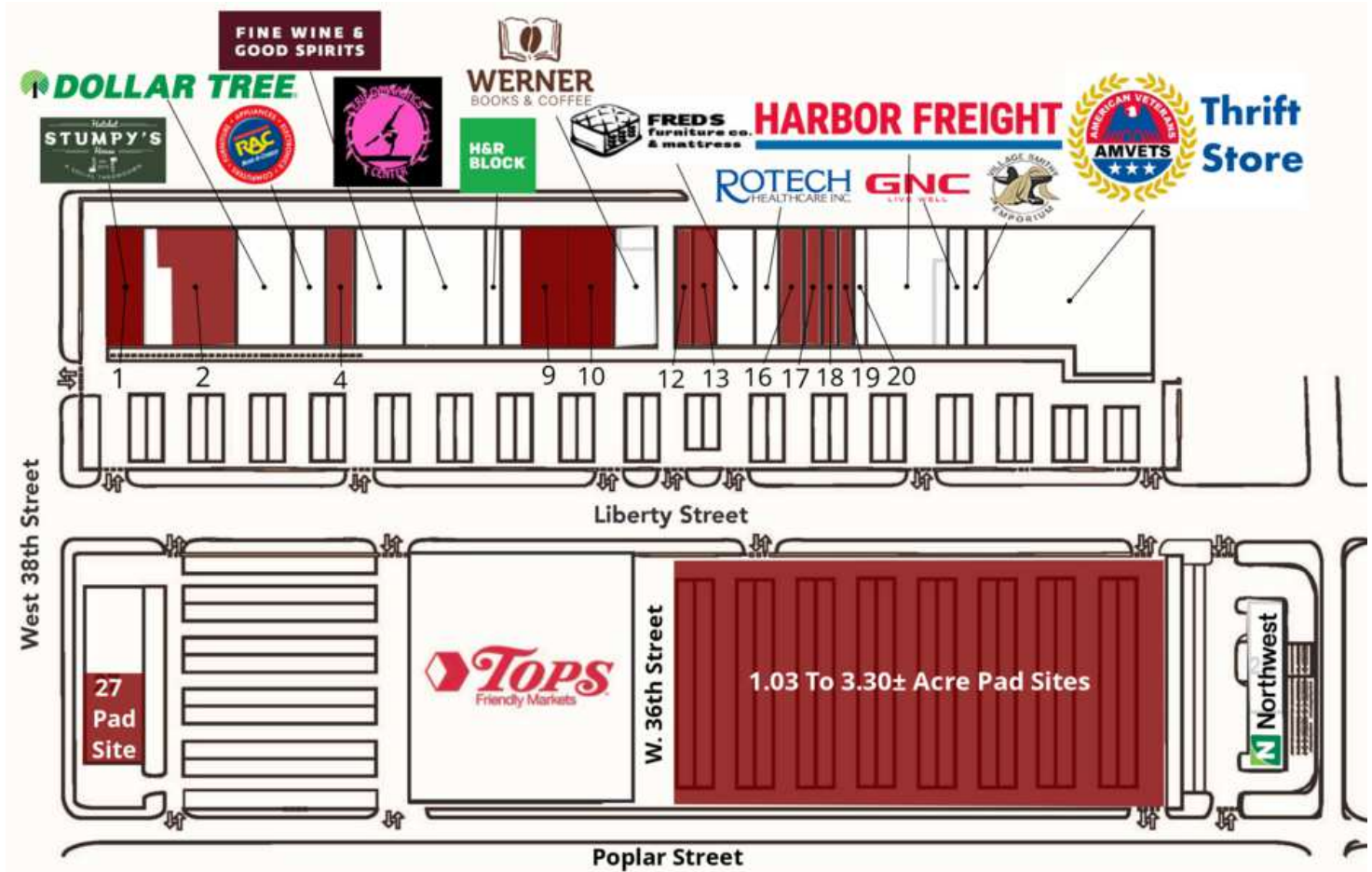
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
■ Unit 1	5,796 SF	\$10.00 SF/yr	5,796± SF mixed-use space - endcap unit at corner with W. 38th Street. Currently Stumpy's Hatchet House. Available upon lease execution. Mostly open floor plan with 2 restrooms. Floor plans available. Offered at \$10.00/SF/YR (base rent) plus NNN charges & utilities. NNN charges estimated at \$4.28/SF/YR based on 2024. Tenant pays approximately \$6,897/month + utilities.
■ Unit 2	10,740 SF	\$8.00 SF/yr	10,740± SF mixed-use space next to Dollar Tree for lease - portion of former pharmacy. Tenant incentives available including new white box space with ADA restroom. Offered at \$8.00/SF/YR (base rent) plus NNN charges & utilities. NNN charges estimated at \$4.28/SF/YR based on 2024. Tenant pays approximately \$10,991/month + utilities.
■ Unit 4	3,544 SF	\$10.00 SF/yr	3,544± SF mixed-use space available for lease between Rent-A-Center and Fine Wines & Good Spirits - former Payless Shoe Store. Layout includes large front room & back room with ADA restroom. Tenant incentives available. Offered at \$10.00/SF/YR (base rent) plus NNN charges & utilities. Average NNN \$4.28/SF based on 2024. Tenant pays approximately \$4,217/month + utilities. Floor plan & 3D tour available.
■ Unit 9	6,723 SF	\$8.50 SF/yr	6,723± SF mixed-use space available for lease by H&R Block and Werner Books & Coffee. Space features an open floor plan with an office, ADA restroom & lower level storage. Tenant incentives available. Offered at \$8.50/SF/YR (base rent) plus NNN charges & utilities. NNN charges estimated at \$4.28/SF/YR based on 2024. Tenant pays approximately \$7,160/month + utilities. Floor plan & 3D tour available. Up to 14,761± SF available.
■ Unit 10	8,038 SF	\$8.00 SF/yr	8,038± SF mixed-use space available for lease next to Werner Books & Coffee. Space features a large open front area and an open back area with 2 offices & 2 ADA restrooms. Tenant incentives available. Offered at \$8.00/SF/YR (base rent) plus NNN charges & utilities. NNN charges estimated at \$4.28/SF/YR based on 2024. Tenant pays approximately \$8,226/month + utilities. Floor plan & 3D tour available. Up to 14,761± SF available.
■ Units 9 & 10	14,761 SF	\$8.00 SF/yr	14,761± SF mixed-use space available for lease – combination of 2 units. Located by H&R Block and Werner Books & Coffee. Features an open floor plan, 3 restrooms, 2 back offices & lower level storage space. Tenant incentives available. Offered at \$8.00/SF/YR (base rent) plus NNN charges & utilities. NNN charges estimated at \$4.28/SF/YR based on 2024. Tenant pays approximately \$15,105/month + utilities. Floor plan & 3D tour available.
■ Unit 12	2,800 SF	\$10.00 SF/yr	2,800± SF mixed-use space available for lease near Werner Books & Coffee and Fred's Furniture. Space features an open floor plan with two fitting rooms & synthetic hardwood flooring (19'2" x 63' with 9'7" ceilings), back room (19'2" x 77'9") & ADA restroom. Floor plan & 3D tour available. Offered at \$10.00/SF/YR (base rent) plus NNN charges & utilities. NNN charges estimated at \$4.28/SF/YR based on 2024. Tenant pays approximately \$3,332/month + utilities. Floor plan & 3D tour available.
■ Unit 13	3,500 SF	\$10.00 SF/yr	3,500± SF white box space with ADA restroom available for lease next to Fred's Furniture. Offered at \$10.00/SF/YR (base rent) plus NNN charges & utilities. NNN charges estimated at \$4.28/SF/YR based on 2024. Tenant pays approximately \$4,165/month + utilities. Floor plan & 3D tour available.
■ Unit 16	3,500 SF	\$10.00 SF/yr	3,500± SF mixed-use space available for lease by Rotech Healthcare. Layout includes large sales floor with approximately 24'7" frontage, 3 offices, ADA restroom, warehouse area & utility room. Offered at \$10.00/SF/YR (base rent) plus NNN charges & utilities. NNN charges estimated at \$4.28/SF/YR based on 2024. Tenant pays approximately \$4,165/month + utilities. Floor plan & 3D tour available.
■ Unit 17	2,820 SF	\$10.00 SF/yr	2,820± SF white box space with open floor plan & 2 ADA restrooms available for lease next to Rotech Healthcare. Offered at \$10.00/SF/YR (base rent) plus NNN charges & utilities. NNN charges estimated at \$4.28/SF/YR based on 2024. Tenant pays approximately \$3,356/month + utilities. Floor plan & 3D tour available.
■ Unit 18	2,500 SF	\$8.50 SF/yr	2,500± SF mixed-use space available for lease by Harbor Freight - former bookstore. Offered at \$8.50/SF/YR (base rent) plus NNN charges & utilities. NNN charges estimated at \$4.28/SF/YR based on 2024. Tenant pays approximately \$2,663/month + utilities. Floor plan & 3D tour available.

FOR MORE INFORMATION PLEASE CONTACT

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SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
■ Unit 19	2,240 SF	\$10.00 SF/yr	2,240± SF second generation restaurant space now available for lease by Harbor Freight. Layout includes serving area with counter seating by front kitchen, kitchen, storage area & 2 restrooms. Floor plan available. Offered at \$10.00/SF/YR (base rent) plus NNN charges & utilities. Average NNN \$4.28/SF based on 2024. Tenant pays approximately \$2,666 /month + utilities.
■ Unit 27 - 702 W. 38th Street	0.5 Acres	\$54,000 per year	10,000± SF outparcel pad side available for lease at Liberty Center I. Corner lot at W. 38th Street & Poplar Street – just west of Peach Street. Site is an out parcel of Tops Friendly Markets and is contiguous with the new Tops Gas Station. Former 506± SF bank facility with 5 drive-thru lanes – built in 1986. Approximately 145' frontage along W. 38th Street with 16,000 average daily traffic (PennDOT AADT, 2023 count year). Approximately 69' frontage along Poplar Street. Public utilities on-site. Zoned C-2, General Commercial District. Part of Liberty Center I, a 229,805± SF retail center. Join Tops Friendly Market & Gas Station, AMVETS Thrift Store, Dollar Tree, GNC, Harbor Freight Tools, Rotech Healthcare, PA Wine & Good Spirits, H&R Block, Rent-A-Center, Fred's Furniture, Werner Books & Coffee, Erie Gymnastics Center, Stumpy's Hatchet House, Village Smithy Emporium, Northwest Savings Bank and more. LERTA tax incentive program available offering 80-100% tax abatement on improvements for 10 years. Offered at \$4,500/month – NNN (\$54,000/Year – NNN). CAM & insurance approximately \$1.87SF/YR (based on 2024). Taxes approximately \$0.95/SF/YR (based on 2024). Additional 1.03 to 3.30± acre pad sites available for lease along Liberty Street offered at \$75,000/Acre/Year – NNN. Contact broker for additional information or to schedule a tour.
■ 3407 Liberty Street - Site A	1.61 Acres	\$75,000.00 Acre/yr	1.61± acre pad site available for lease at Liberty Center I – up to 3.3± acres available. Site is contiguous with Northwest Savings Bank. Graded lot - previously developed as an asphalt parking lot. Public utilities available. Site features approximately 233.4' frontage along Liberty Street with 7,827 average daily traffic (MPSI 2022 count year), 247.7' frontage along Poplar Street and is approximately 291.1' deep. Zoned C-2, General Commercial District. LERTA tax incentive program for improvements offering 80-100% tax abatement on improvements for 10 years. Offered at \$75,000/Acre/Year – NNN.
■ 3407 Liberty Street - Site B	1.69 Acres	\$75,000.00 Acre/yr	1.69± acre pad site available for lease at Liberty Center I – up to 3.3± acres available. Site is contiguous with Northwest Savings Bank. Graded lot - previously developed as an asphalt parking lot. Public utilities available. Site features approximately 245' frontage along Liberty Street with 7,827 average daily traffic (MPSI 2022 count year), 259.92 frontage along Poplar Street and is approximately 289.8' deep. Zoned C-2, General Commercial District. LERTA tax incentive program for improvements offering 80-100% tax abatement on improvements for 10 years. Offered at \$75,000/Acre/Year – NNN.

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For Lease | 3728 Liberty Street, Unit 1 | Erie, PA 16508

SHERRY BAUFER REAL ESTATE SERVICES



Liberty Center I
3728 Liberty Street, Unit 1
Erie, PA 16508

ADJACENT TENANT

5,796± SF Rentable Area

NOTE: Plans may not be to scale. All dimensions are approximate.

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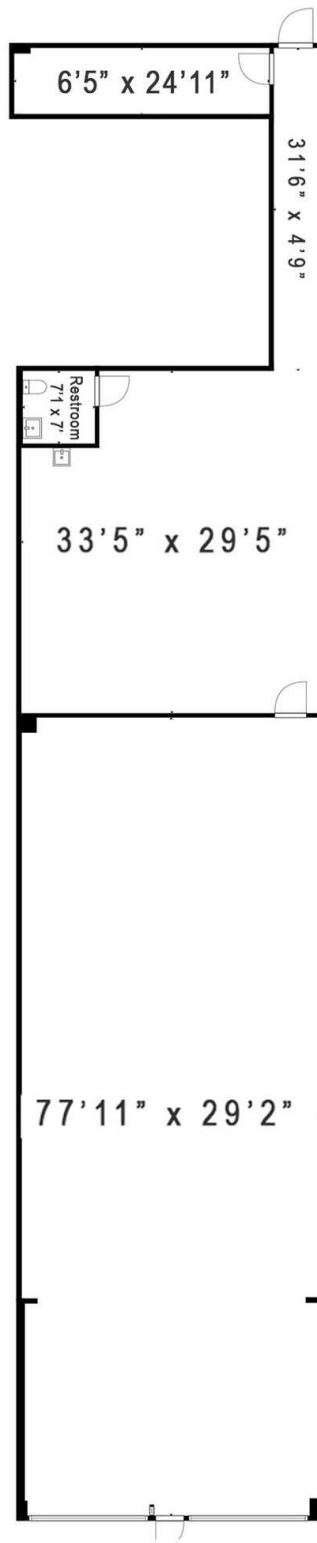
www.sherrybauerrealestate.com

3,544± SF MIXED-USE SPACE

For Lease | 3728 Liberty Street, Unit 4 | Erie, PA 16508

Floor Plan

**3728 Liberty Street
Unit 4
Erie, PA 16508**



3,544± SF Rentable Area
3,570± SF Gross Internal Area

NOTE: Drawing may not be to scale. Measurement accuracy is within 2% of reality.

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Tour Online: <https://my.matterport.com/show/?m=4HyQGntyApm>

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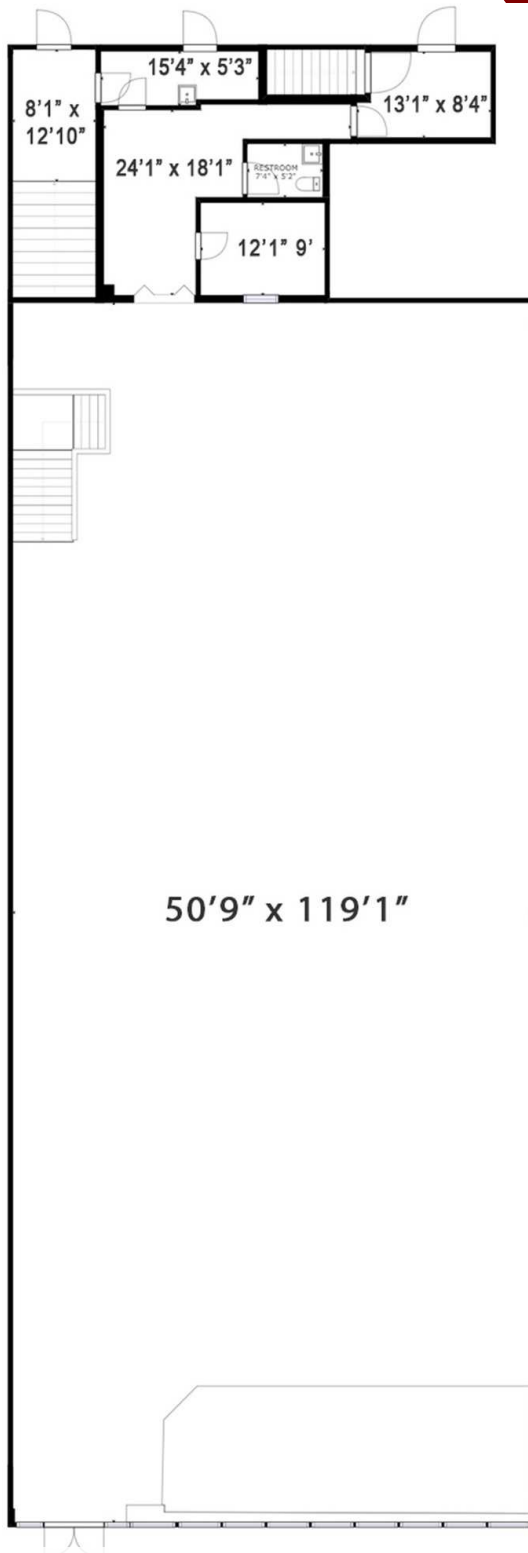
6,723± SF MIXED-USE SPACE

For Lease | 3728 Liberty Street, Unit 9 | Erie, PA 16508

SBRE
SHERRY BAUER REAL ESTATE SERVICES

Floor Plan

**3728 Liberty Street
Unit 9
Erie, PA 16508**



6,723± SF Rentable Area
6,928± SF Gross Internal Area

NOTE: Drawing may not be to scale. Measurement accuracy is within 2% of reality.

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8,038± SF MIXED-USE SPACE

For Lease | 3728 Liberty Street, Unit 10 | Erie, PA 16508

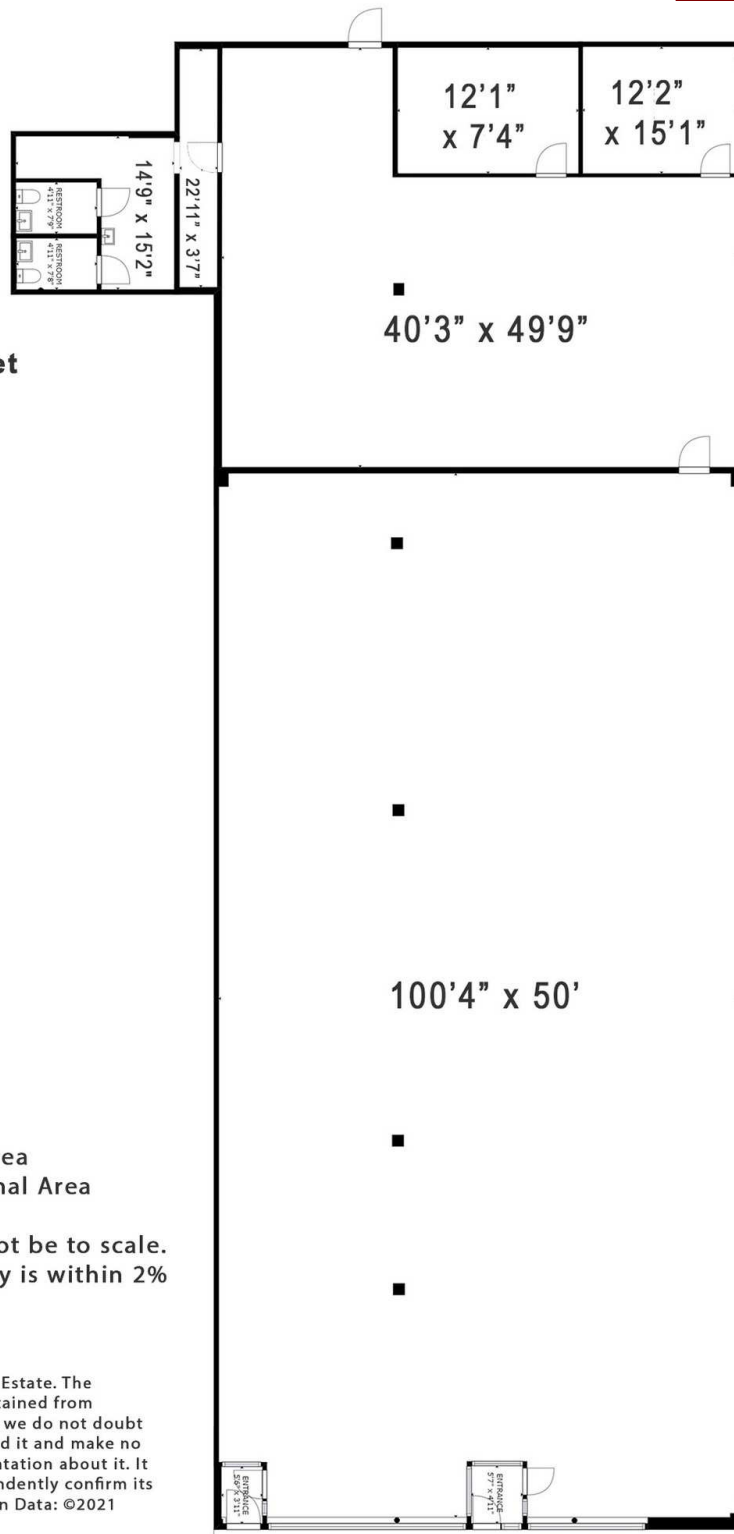
Floor Plan

**3728 Liberty Street
Unit 10
Erie, PA 16508**

8,038± SF Rentable Area
7,401± SF Gross Internal Area

NOTE: Drawing may not be to scale.
Measurement accuracy is within 2%
of reality.

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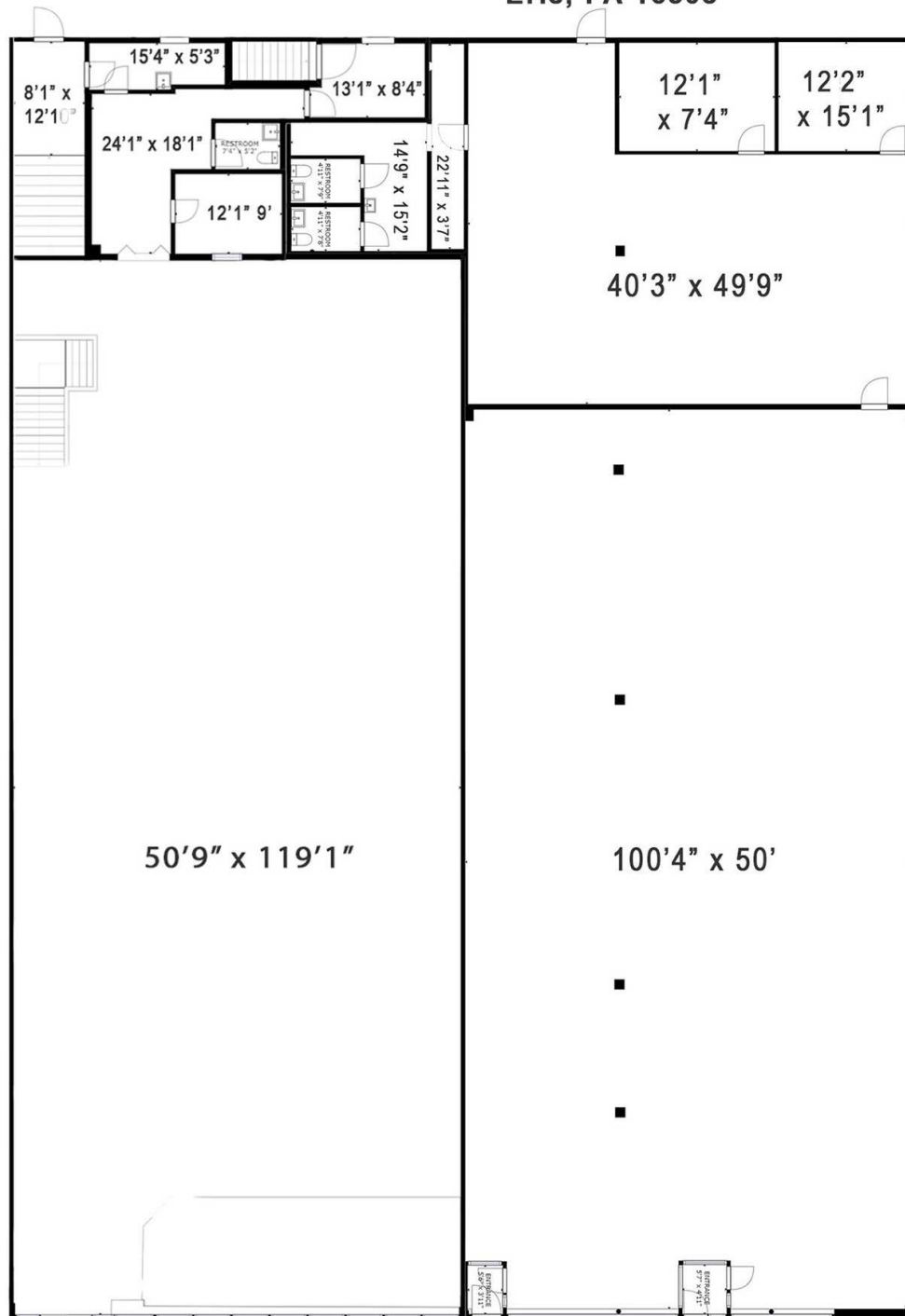
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14,761± SF MIXED-USE SPACE

For Lease | 3728 Liberty Street, Units 9 & 10 | Erie, PA 16508

Floor Plan

**3728 Liberty Street, Units 9 & 10
Erie, PA 16508**



14,761± SF Gross Rentable Area / 14,329± 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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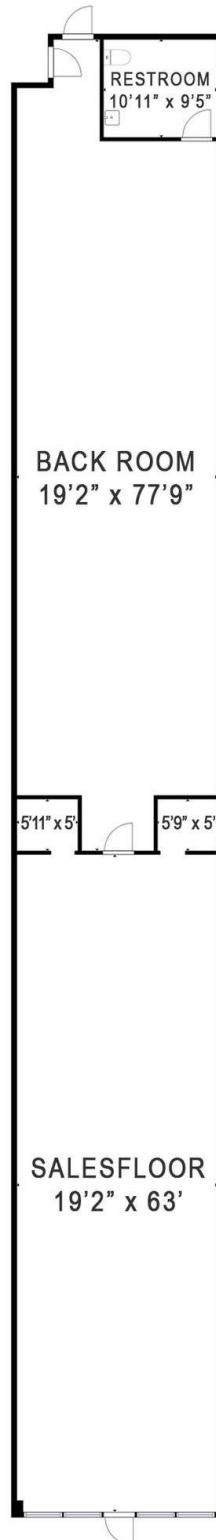
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2,800± SF MIXED-USE SPACE

For Lease | 3728 Liberty Street, Unit 12 | Erie, PA 16508

Floor Plan

**3728 Liberty Street
Unit 12
Erie, PA 16508**



2,800± SF Gross Internal Area
2,693± SF Rentable Area

NOTE: Drawing may not be to scale. Measurement accuracy is within 2% of reality.

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3,500± SF MIXED-USE SPACE

For Lease | 3728 Liberty Street, Unit 13 | Erie, PA 16508

Floor Plan

**3728 Liberty Street
Unit 13
Erie, PA 16508**



3,500± SF Gross Rentable Area
2,967± 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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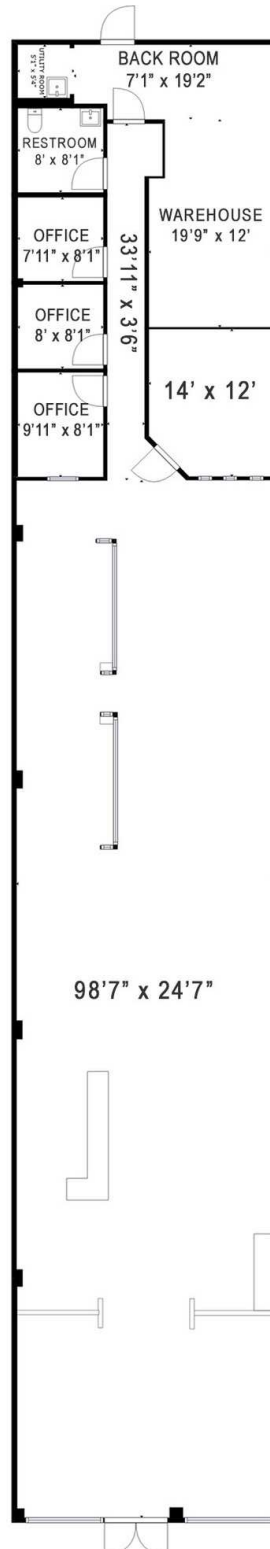
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3,500± SF MIXED-USE SPACE

For Lease | 3728 Liberty Street, Unit 16 | Erie, PA 16508

Floor Plan

**3728 Liberty Street
Unit 16
Erie, PA 16508**



3,500± SF Gross Rentable Area
3,436± SF Gross Internal Area

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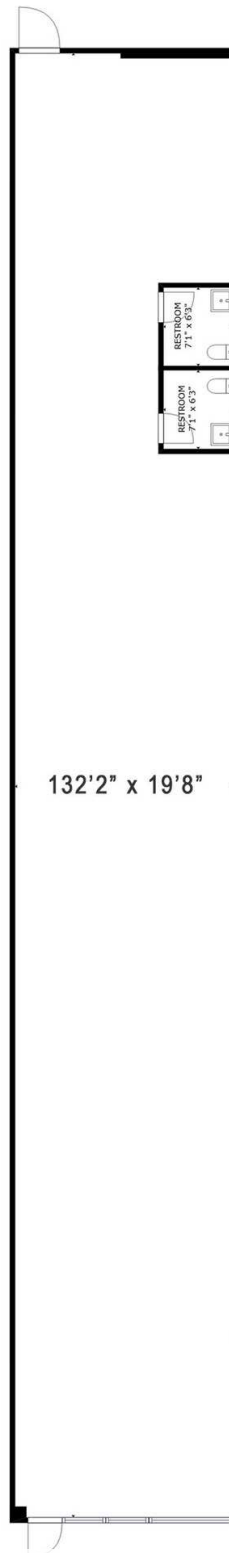
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2,820± SF MIXED-USE SPACE

For Lease | 3728 Liberty Street, Unit 17 | Erie, PA 16508

Floor Plan

**3728 Liberty Street
Unit 17
Erie, PA 16508**



2,820± SF Gross Rentable Area
2,592± SF Gross Internal Area

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2,500± SF MIXED-USE SPACE

For Lease | 3728 Liberty Street, Unit 18 | Erie, PA 16508

Floor Plan



**3728 Liberty Street
Unit 18
Erie, PA 16508**

2,500± SF Gross Rentable Area
2,451± 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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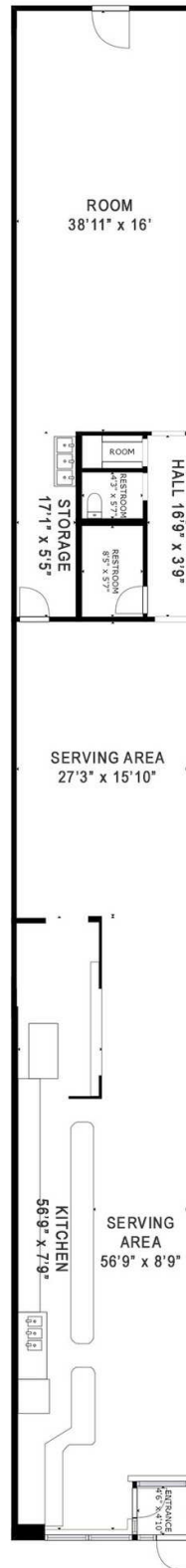
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2,240± SF 2ND GENERATION RESTAURANT

For Lease | 3728 Liberty Street, Unit 19 | Erie, PA 16508

Floor Plan

**3728 Liberty Street
Unit 19
Erie, PA 16508**



2,240± SF Rentable Area
2,228± SF Gross Internal Area

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