

FOR LEASE

1,200± SF MIXED-USE SPACE

2032 E. 38th Street | Erie, PA 16510



OFFERED AT:
\$13.00/SF/YR
(NNN)

PROPERTY HIGHLIGHTS

- 1,200± SF Mixed-Use Space For Lease
- Join Dollar Tree, On The Avenue Salon, Sun Capsule, J's Flooring Center & Jade Garden At College Plaza
- Mostly Open Layout With 19'9" Window Frontage, 9'11" Ceilings, 2 Restrooms & Storage Area
- Floor Plan Available
- Zoned C-1, Local Commercial District (City Of Erie)
- Offering Many Potential Uses: Office, Retail, Restaurant, Fitness Center, Pet Grooming & More
- Excellent Signage & Visibility With 15,000 Average Daily Traffic (PennDOT - 2023 Count Year)
- Abundant Off Street Parking – 129± Space Paved Lot
- Offered At \$13.00/SF/YR – NNN
- NNN Estimated At \$3.92/SF/YR Based On 2023
- Tenant Pays Approximately \$1,692/Month (Base Rent + NNN) + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=Uubq7LQexFd>

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FOR MORE INFORMATION PLEASE CONTACT

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SBRE

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SBRE
SHERRY BAUER REAL ESTATE SERVICES

360° VIRTUAL TOUR



1,200± SF Gross Rentable Area
1,186± 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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