

FOR LEASE

# 900± SF MIXED-USE SPACE

Manor Plaza | 2133 W. 8th Street | Erie, PA 16505



**OFFERED AT:**  
\$10.60/SF/YR  
NNN

## PROPERTY HIGHLIGHTS

- 900± SF Mixed-Use Space For Lease – Endcap Unit
- Large Open Front Area & 3 Private Offices
- 2 Restrooms - Including Handicap Accessible Restroom
- Utility Closet & 2 Storage Closets - Floor Plan Available
- Landlord Will Renovate Space Depending On Use
- Additional 150± SF Storage Unit
- Excellent Signage & Visibility Along A Major Local Thoroughfare With 7,100 Average Daily Traffic (PennDOT 2024 Count Year)
- Abundant Free Parking In Paved Parking Lot
- Zoned C-1, Local Commercial District
- Join Ashley & Kuzma Physical Therapy, Erie Oriental Medicine, Bonus Accounting, Lake Erie Learning Solutions, Acrisure Insurance Agency, Beals-McMahon Painting, Your Visual Fantasy Salon, Dynamic Family Chiropractic, Warden Asphalt Company, Ideal Home Health Care Agency & Professional Interpreters Of Erie
- Offered At \$10.60/SF/YR - NNN
- NNN & CAM Estimated At \$3.42/SF/YR Based On 8/31/24-7/31/25
- Tenant Pays Approx. \$1,052/Month Plus Gas & Electric
- Tour Online:  
<https://my.matterport.com/show/?m=MhQRPaTzECT>

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## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**  
**Broker**

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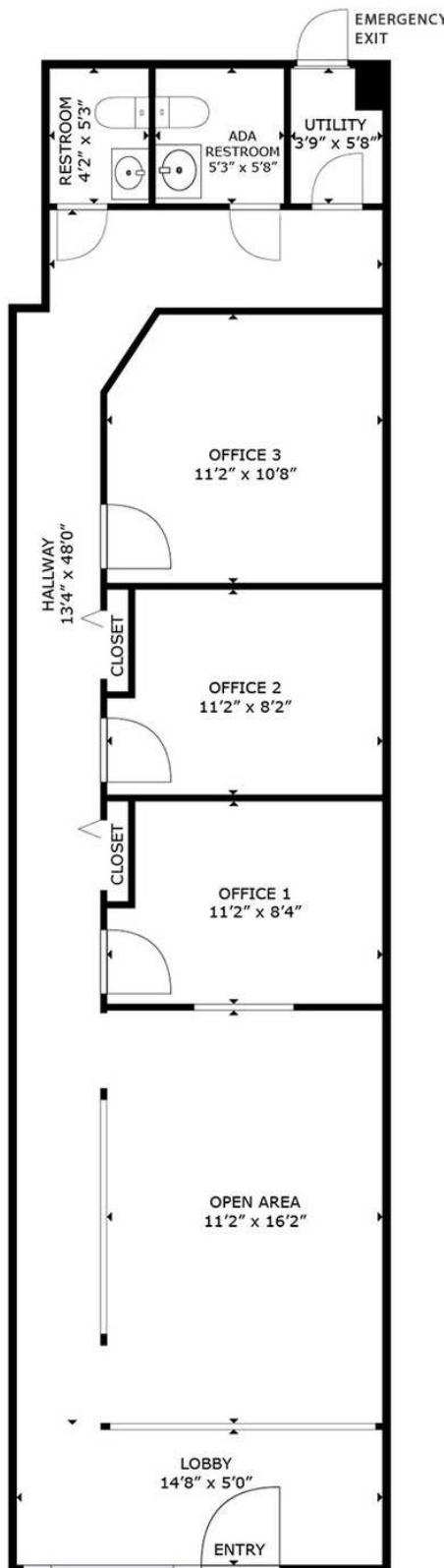
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360° VIRTUAL TOUR



Video Walk Thru:

<https://youtu.be/HbGIOI1DztE>

900± SF Gross Rentable Area  
882± SF Gross Internal Area

Note:

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

Additional 150± SF storage space not shown.

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**204.6. C-1 Local Commercial District.**

**(a) Permitted uses.**

- Accessory dwelling unit (ADU)
- Accessory uses and structures
- Adult day care
- Appliance sales and services (Section 305.36)
- Automobile/camper/RV sales
- Banks and business offices
- Beverage distributors
- Car washes
- Cleaners
- Computer users center
- Convenience stores (Section 305.35)
- Copy shops
- Corporate offices (Section 305.23)
- Day-care centers (Section 305.15)
- Drive-in business (Sections 305.2, 305.4, 305.5)
- Eating and drinking establishment
- Essential services
- Fitness center/gym
- Florist
- Funeral homes
- Gasoline service stations (Sections 305.2, 305.4)
- Home occupation
- Ice cream shop
- Libraries and museums (Section 305.21)

Licensed massage therapy (Section 305.43)  
Limited retail business (Section 305.36)  
Multiple-family dwellings  
Off-street parking lots (Sections 305.2, 305.3)  
One-family dwelling  
Personal services  
Pet grooming  
Private clubs  
Professional services  
Public/semipublic uses (Section 205.3)  
Short-term rental (Section 305.49)  
Theaters  
Two-family dwelling  
Video rental

**(b) Special exceptions.**

Commercial/industrial wind energy systems (Section 305.45)  
Small wind energy systems (Section 305.45)  
Wireless communication facilities (Section 305.37)