

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

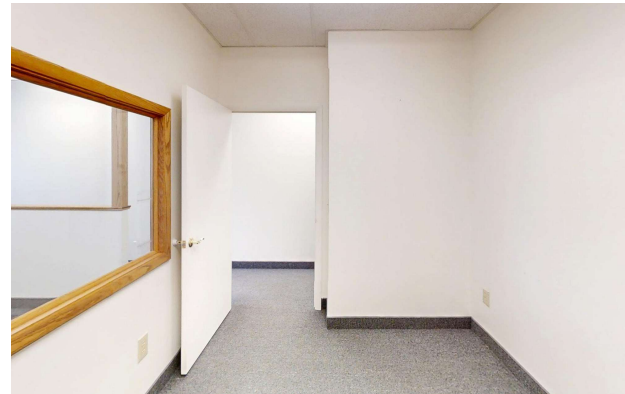
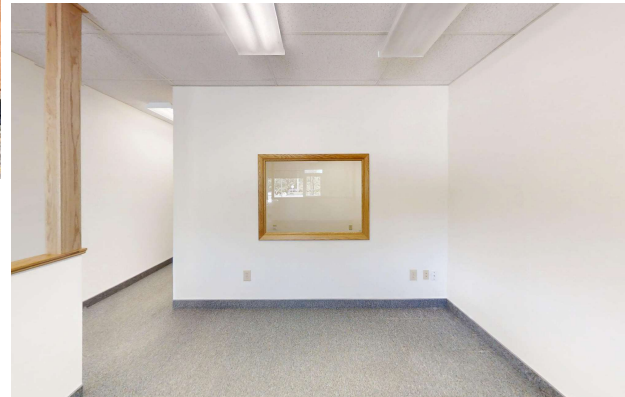
- 900± SF Mixed-Use Space For Lease – Endcap Unit
- Large Open Front Area & 3 Private Offices
- 2 Restrooms - Including Handicap Accessible Restroom
- Utility Closet & 2 Storage Closets - Floor Plan Available
- Landlord Will Renovate Space Depending On Use
- Additional 150± SF Storage Unit
- Excellent 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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SBRE

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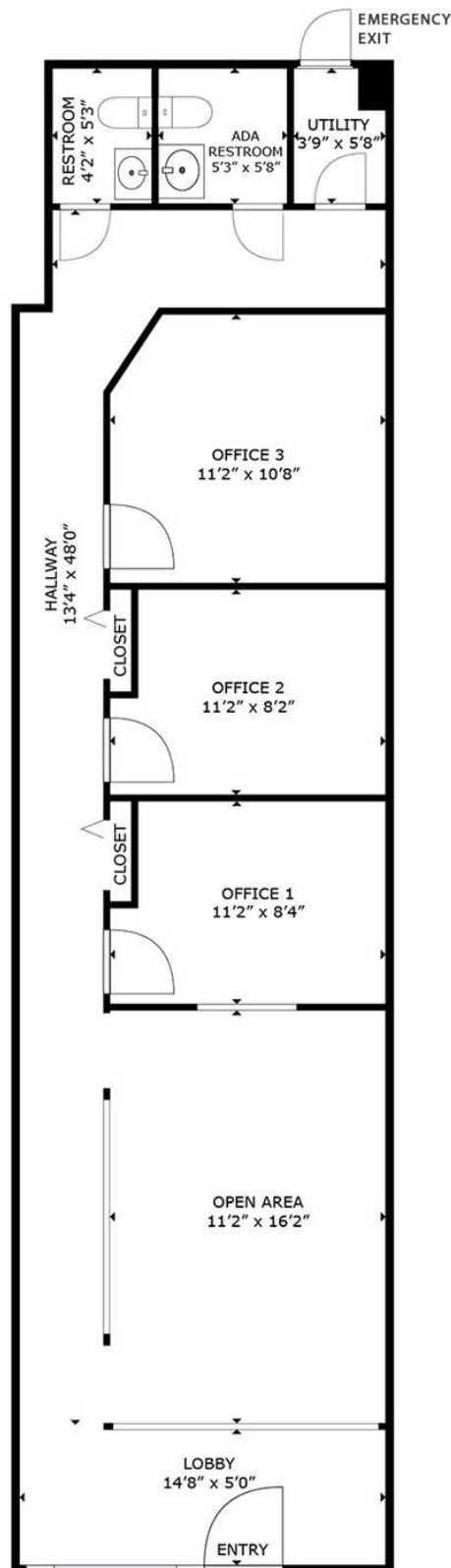
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SBRE
SHERRY BAUER REAL ESTATE SERVICES

360° VIRTUAL TOUR

Video Walk Thru:

<https://youtu.be/HbGfOI1DztE>



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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SHERRY BAUER REAL ESTATE SERVICES

Presque Isle Bay

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RISE

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CHIPOTLE MEXICAN GRILL

Wendy's

Starbucks

PNC

FAMILY DOLLAR

Safelite AutoGlass

ASHLEY & KUZMA
PHYSICAL THERAPY PHOTOMEDICINE

Dynamic Family Chiropractic

Learning Solutions

YOUR Visual FANTASY
HAIR SALON

ACRISURE

WARDEN ASPHALT COMPANY

Bonus Accounting

Ideal Home Health Agency

Professional Interpreters of Erie

One OM

Beals-McMahon PAINTING

BIG LOTS!

Save a lot food stores

DOLLAR TREE

T Mobile

FIREHOUSE SUBS

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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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)