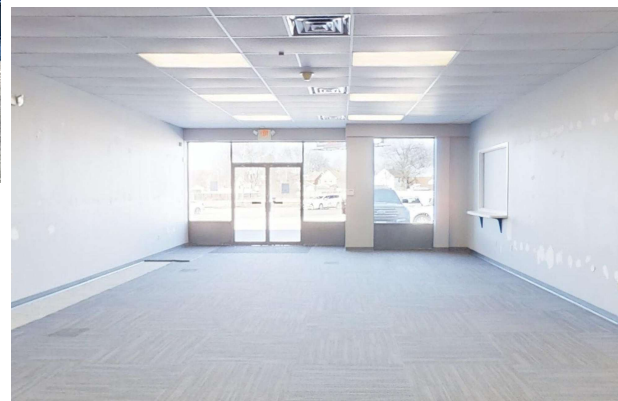


FOR LEASE

1,422± SF HIGHLY VISIBLE MIXED-USE SPACE

Liberty Center II | 713 W. 38th Street | Erie, PA 16508



OFFERED AT:
\$18.00/SF/YR
NNN

PROPERTY HIGHLIGHTS

- 1,422± SF Highly Visible Mixed-Use Space Available
- At Liberty Center II – a 5-Unit Center Totaling 7,670± SF
- Open Main Area, Back Room & ADA Restroom
- Floor Plan & 3D Tour Available
- Excellent Signage & Visibility on High Traffic Corridor
- 21,000 Average Daily Traffic Along Peach Street
- 19,000 AADT Along W. 38th Street (PennDOT - 2022 Count Year)
- Access from Peach & W. 38th Streets & On Bus Route
- Additional Configurations Available at Liberty Center I Up to 14,761± SF
- Offered at \$18.00/SF/YR + CAM CAM Estimated at \$4.06/SF/YR (Based on 2023)
- Tenant Pays Approximately \$2,614/Month + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=TMTFMMWZvAi>

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

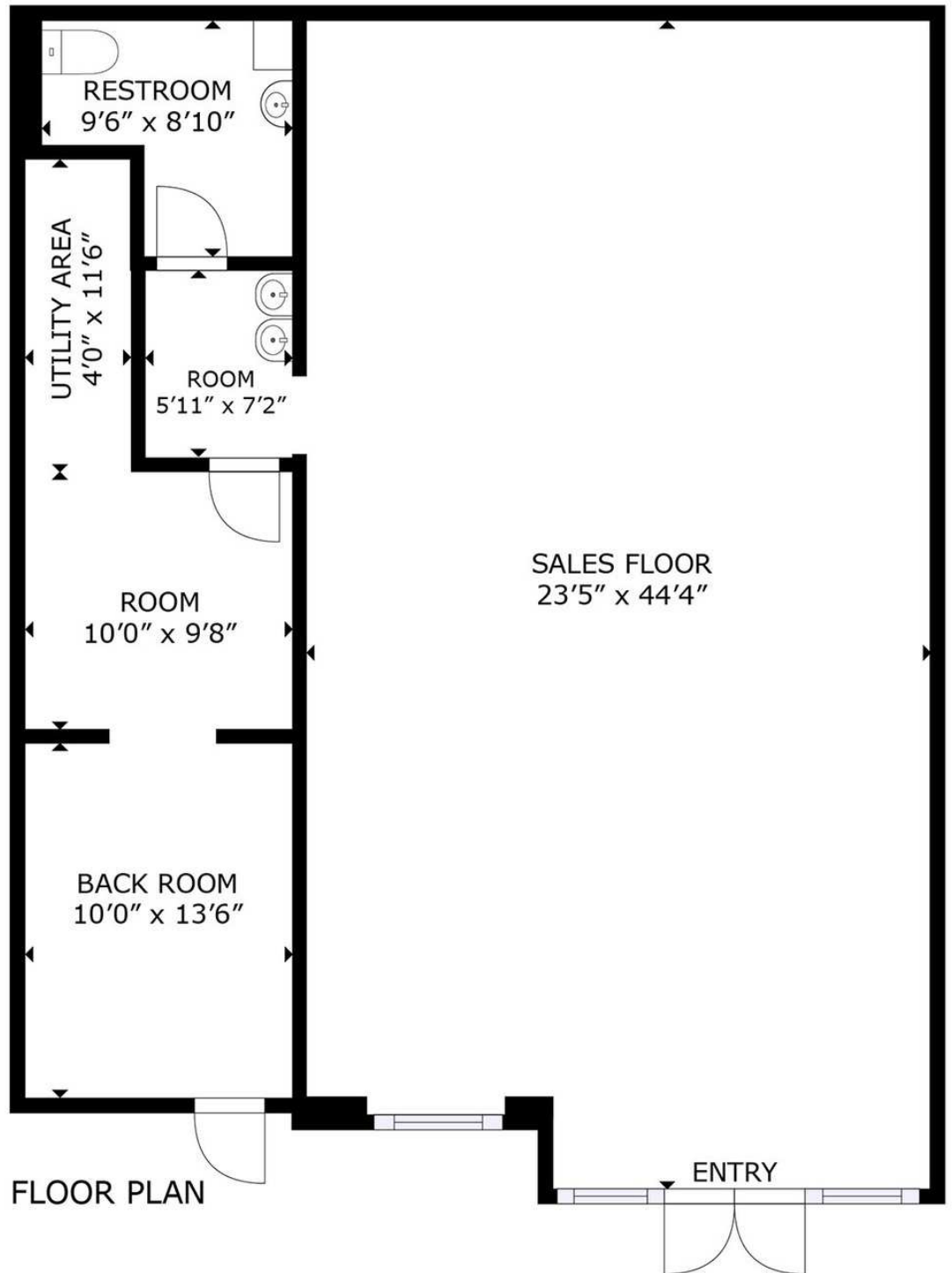
O. 814.453.2000 x101 \ C. 814.460.2000
sbauer@sherrybauerrealestate.com

SBRE

1,422± SF HIGHLY VISIBLE RETAIL SPACE

For Lease | Liberty Center II | 713 W. 38th Street | Erie, PA 16508

360° VIRTUAL TOUR



NOTE: Size & dimensions are approximate. Drawing may not be to scale. Accuracy is within 2% of reality. ©2024 SBRE -Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Plan Data: ©2024 Matterport.

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