

CBRE

ERIE POINT PLAZA

RETAIL SPACE FOR LEASE

1520 West 26th Street, Erie, PA



THE OPPORTUNITY

Erie Point Plaza is located just off of US Route 20 in the heavily populated area along West 26th Street in Erie County, Pennsylvania. The property offers a high-traffic location with multiple access points to the shopping center, the ease of good parking, along with excellent visibility from West 26th Street. The former TOPS Supermarket location has been redeveloped to offer several “junior” box opportunities, which includes Grocery Outlet and Crunch Fitness as tenants. A 5,000 SF expansion is planned for the smaller of the two strip centers within the plaza.

YEAR BUILT: **1996**

YEAR RENOVATED: **2006**

SITE ACREAGE: **8.72**

PARKING SPACES: **418**



DEMOGRAPHICS



POPULATION



POPULATION OVER 25



DAYTIME POPULATION



HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



MEDIAN HOUSEHOLD INCOME

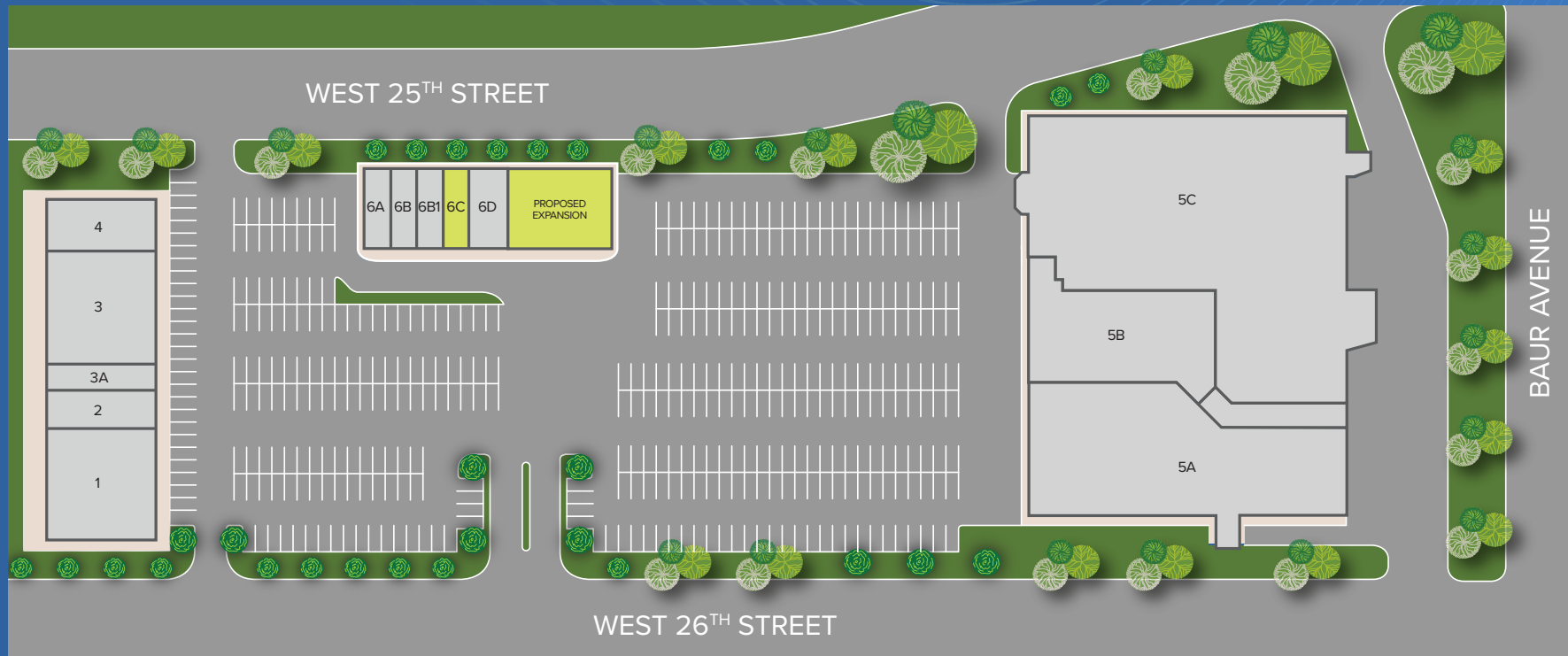
	POPULATION	POPULATION OVER 25	DAYTIME POPULATION	HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME	MEDIAN HOUSEHOLD INCOME
1 MILE	16,199	11,188	12,661	7,058	\$66,695	\$53,604
3 MILES	97,438	66,479	116,911	41,860	\$67,758	\$48,626
5 MILES	146,227	100,537	168,899	62,265	\$73,197	\$51,647



PERFECTLY POSITIONED



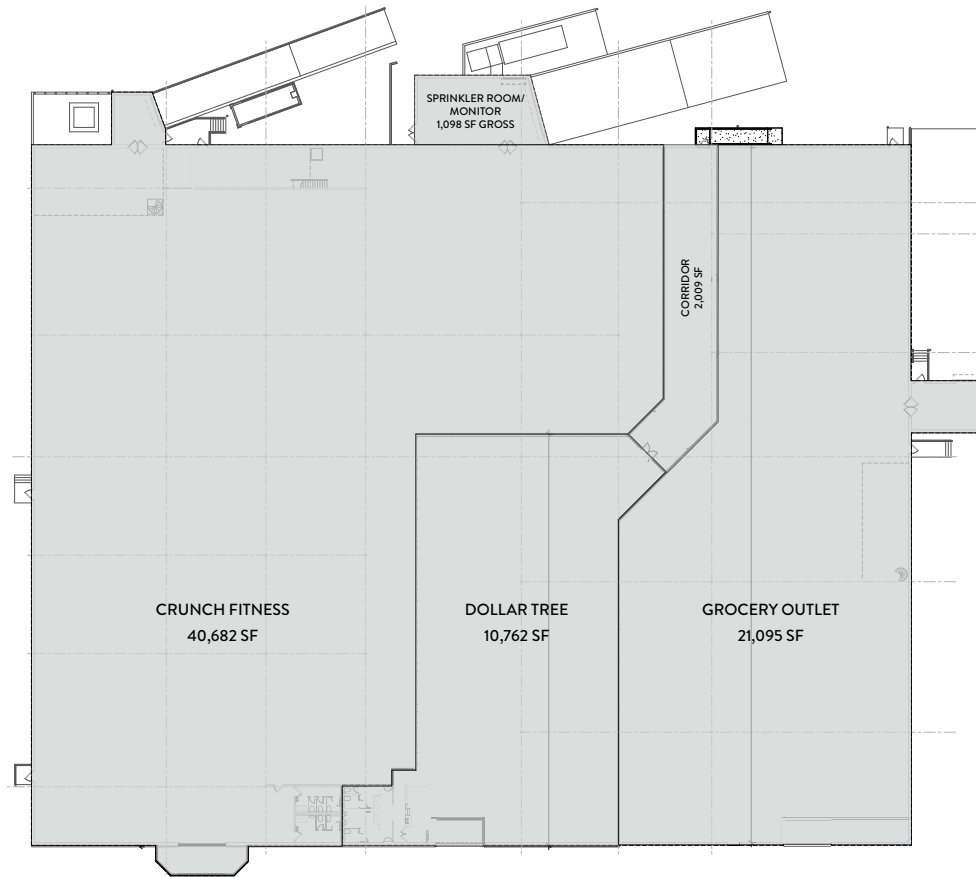
SITE PLAN



SPACE	TENANT	SF
1	Paws N' Claws Pet Salon	7,500
2	South Erie Beer	2,650
3A	H&R Block	1,720
3	Family Dollar	7,110
4	Zoom Tan	3,651
5A	Grocery Outlet	21,095
5B	Dollar Tree	10,762
5C	Crunch Fitness	40,682

SPACE	TENANT	SF
6A	BB Nails	1,200
6B	Metro PCS	1,340
6B1	Ling Ling 2	1,300
6C	Vacant	1,200
6D	Subway	1,660
	Proposed Expansion	5,000
	TOTAL SF	106,331

TOPS SUPERMARKET RECONFIGURATION





**FOR MORE
INFORMATION,
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