

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

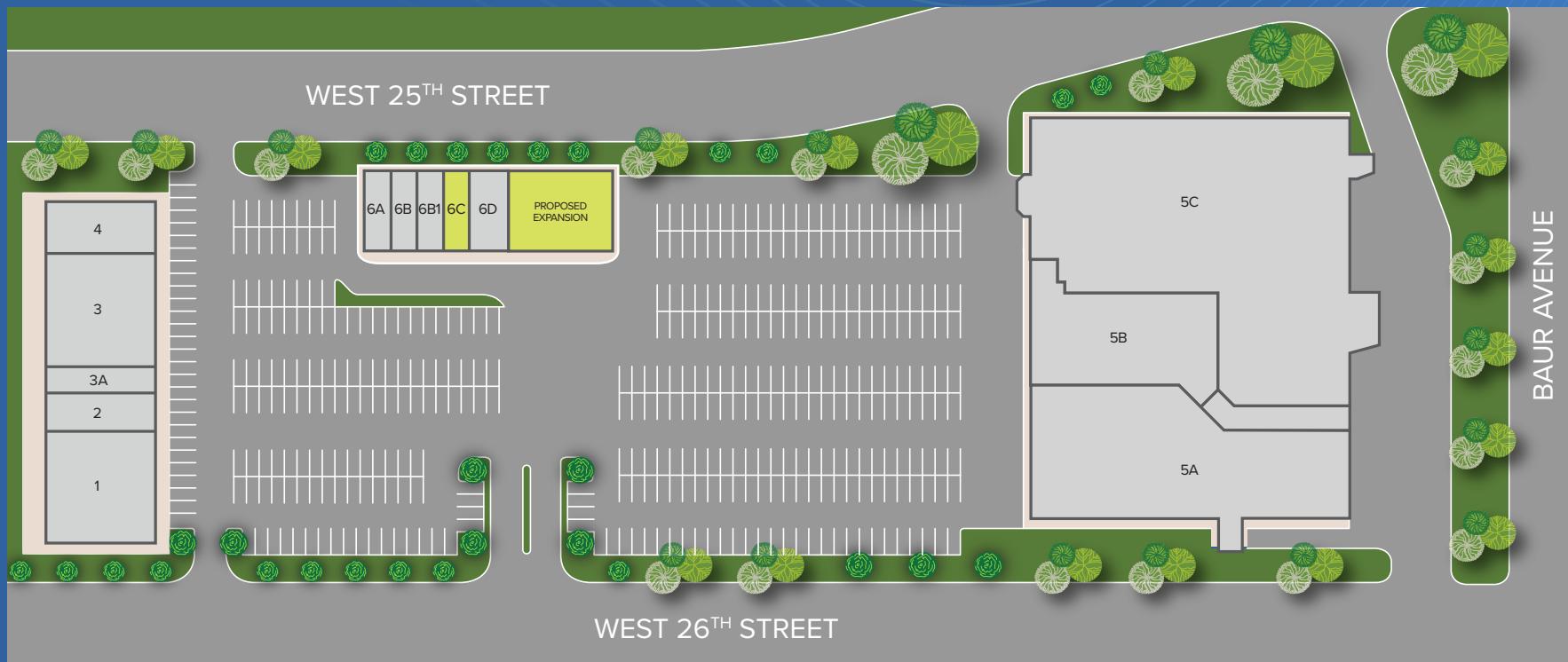
| | 1 MILE | 3 MILES | 5 MILES | | | |
|--------------------------------|----------|----------|----------|--------|---------|---------|
| POPULATION | 16,199 | 97,438 | 146,227 | 11,188 | 66,479 | 100,537 |
| POPULATION OVER 25 | | | | 12,661 | 116,911 | 168,899 |
| DAYTIME POPULATION | | | | | | |
|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



PERFECTLY POSITIONED



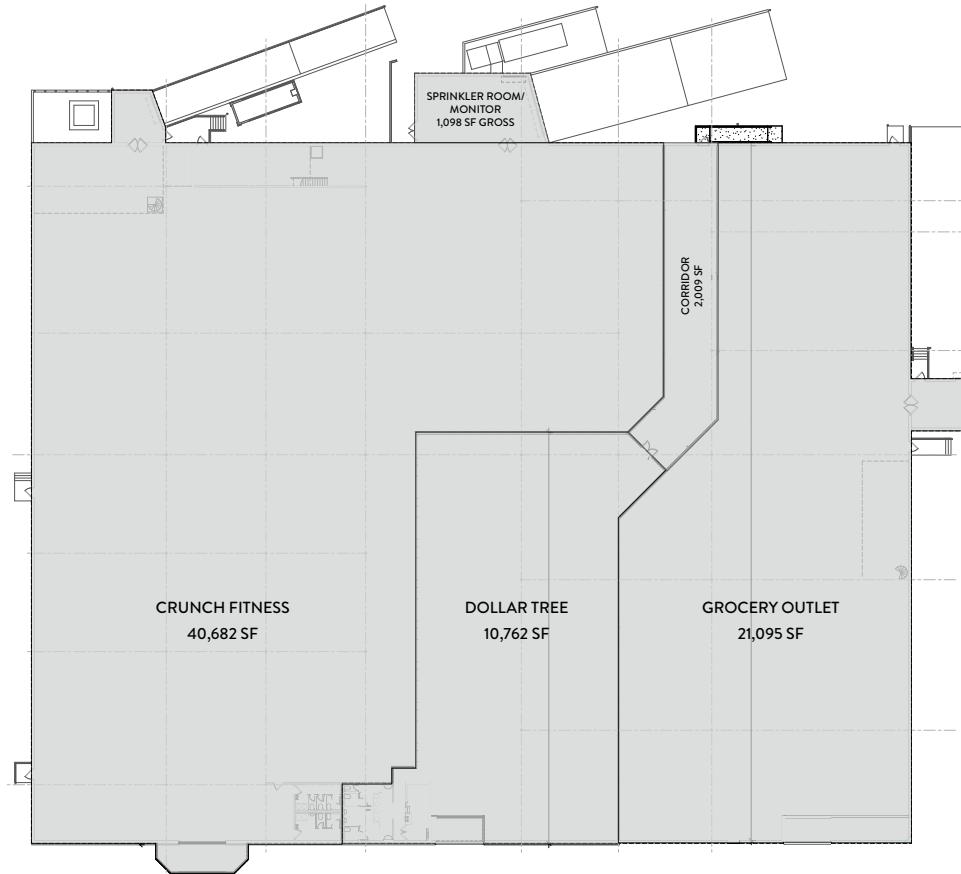
SITE PLAN



| 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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