

11,540± SF MIXED-USE BUILDING

Available | 5430 Peach Street | Erie, PA 16509



OFFERING SUMMARY

Sale Price:	\$5,000,000
Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	11,540 SF
Lot Size:	1.602 Acres
Year Built:	1999
Zoning:	C-1
Traffic Count:	26,000
Municipality:	Millcreek Township
Tax ID:	33-121-604.0-005.00

PROPERTY HIGHLIGHTS

- 11,540± SF Freestanding Mixed-Use Building
- Former Rite Aid Pharmacy – Built In 1999
- Along Greater Erie's Major Retail/Service Corridor
- Excellent Signage & Visibility
- 26,000 Average Daily Traffic Along Peach Street (PennDOT AADT 2024 Count Year)
- At A Signalized Corner Intersection For Easy Access
- Two Curb Cuts On Peach Street & One On Zimmerly Road
- Dual Lane Drive-Thru, Overhead Door (6'W x 7'4"H) & Public Utilities
- Abundant Parking With ±70 Spaces In Paved Lot
- On 1.602± Acres Zoned C1, Corridor Commercial (Millcreek Township)
- For Lease At \$24.00/SF/YR – NNN
- For Sale At \$5,000,000
- Tour Online: <https://my.matterport.com/show/?m=fUvz23BN7nA>

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

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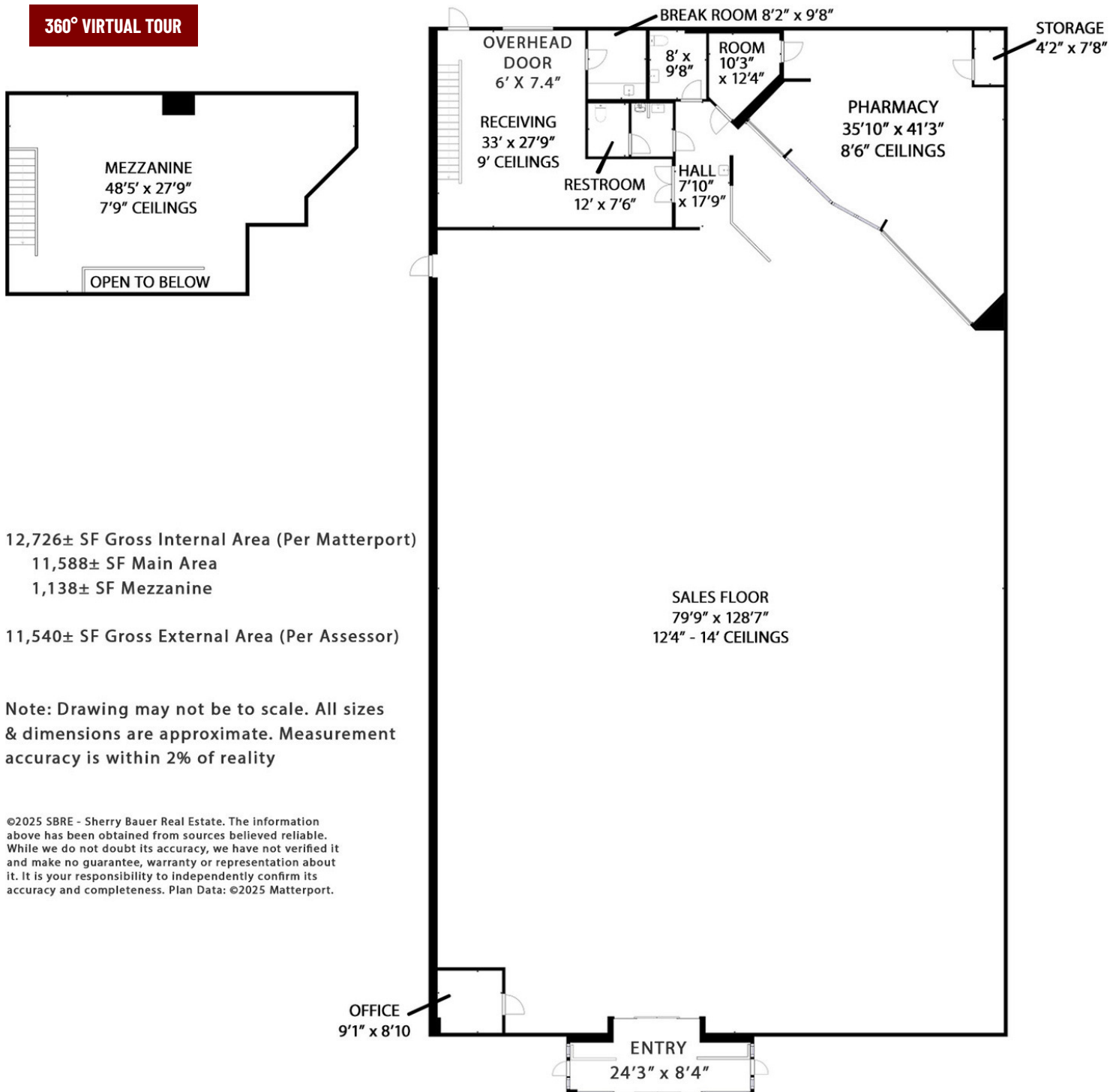
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360° VIRTUAL TOUR



12,726± SF Gross Internal Area (Per Matterport)

11,588± SF Main Area

1,138± SF Mezzanine

11,540± SF Gross External Area (Per Assessor)

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality

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1.6020 AC
33121604000500

1.34' 80' 106.25' 407.47' 50' 135' 120' 60.74' 52.59' 46.11' 129.75' 85.86' 408.99'

5 AC 2688 AC 2.212 AC 447 AC 6220 AC

ZIMMERLY RD

PEACH ST

ROUTE 19

26,000 AADT

33121536001400 33121604000400 33143600000100

L2020-21380

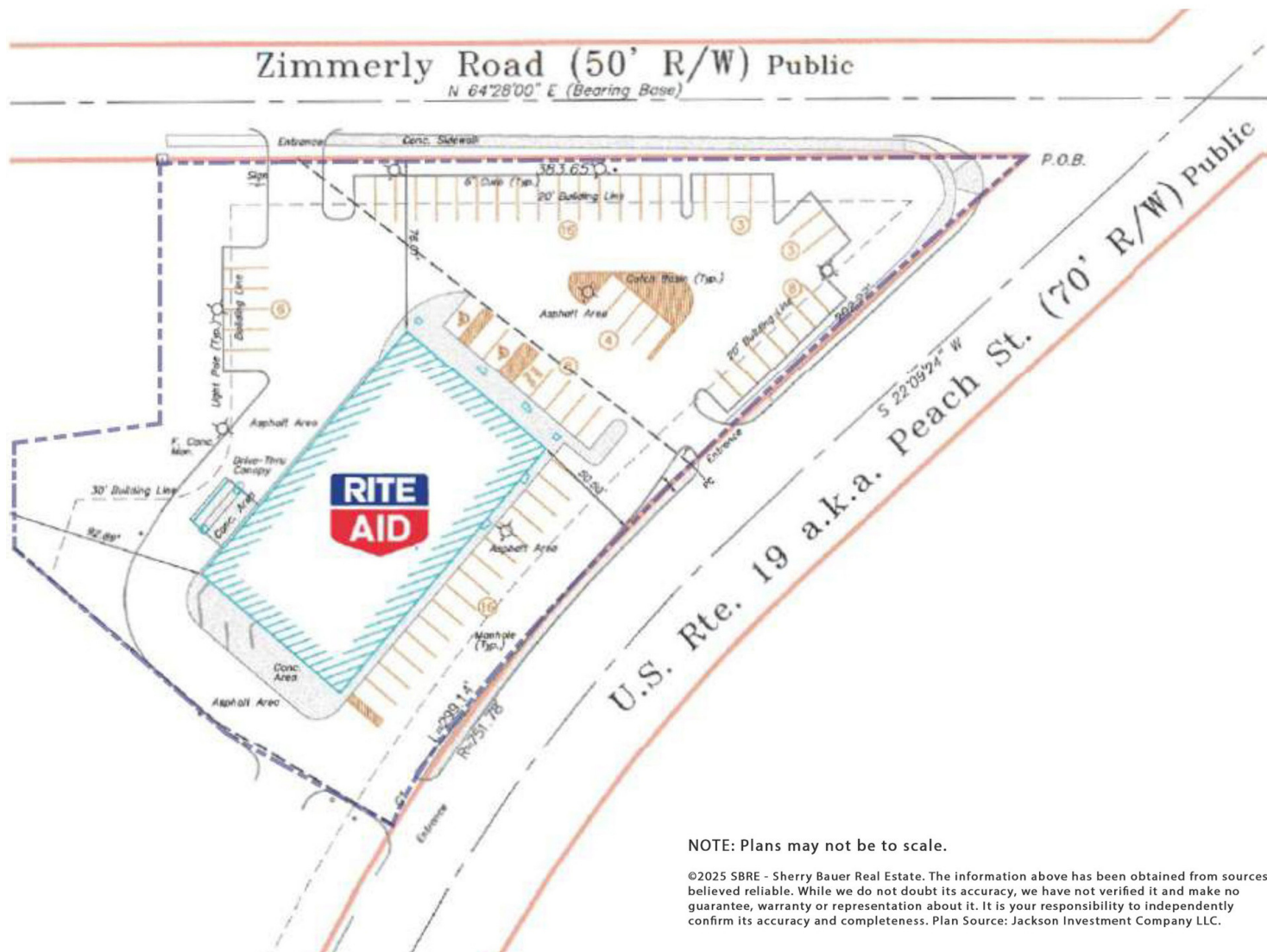
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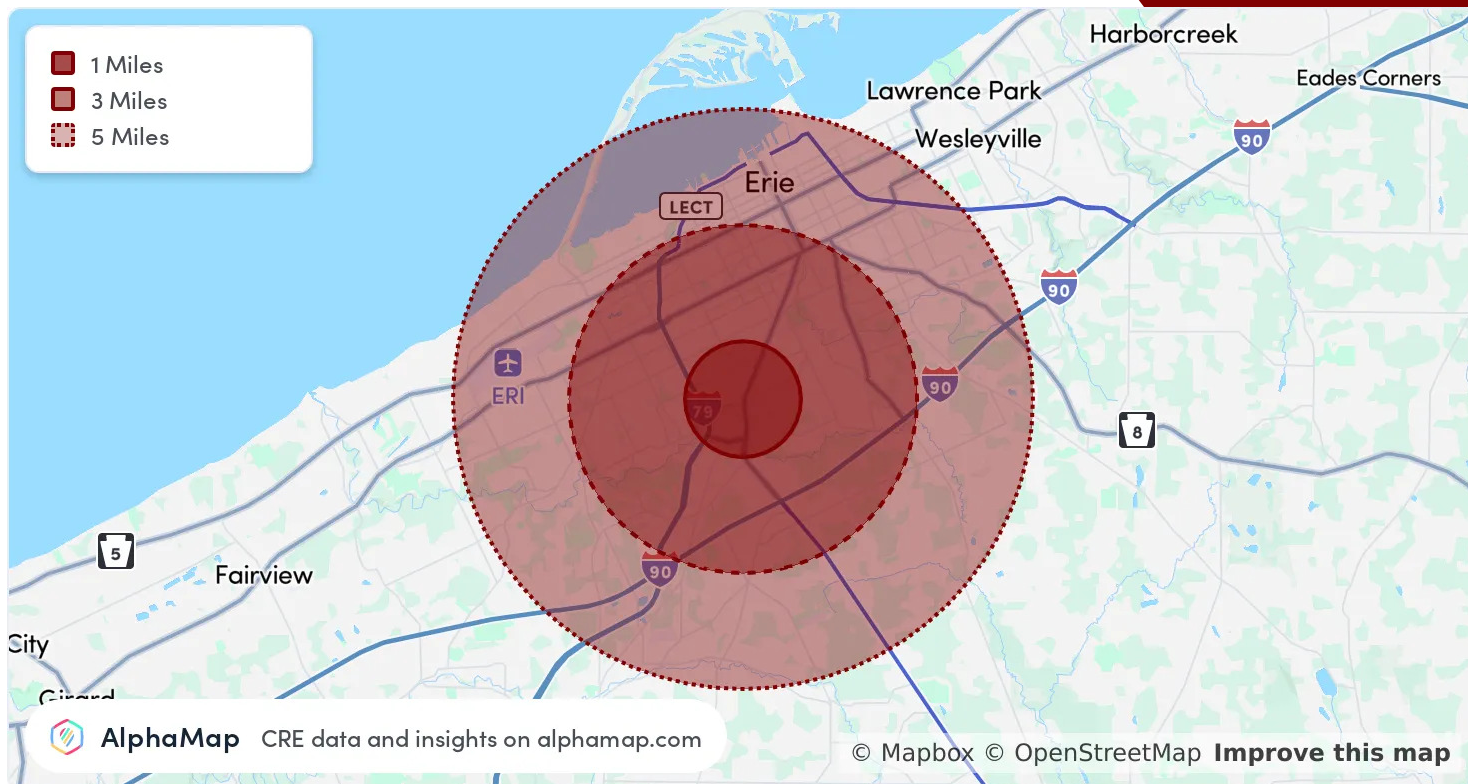


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,574	64,490	144,020
Average Age	43	42	41
Average Age (Male)	41	41	40
Average Age (Female)	44	43	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,411	27,918	60,737
Persons Per HH	2.2	2.3	2.4
Average HH Income	\$81,782	\$77,768	\$76,190
Average House Value	\$203,885	\$176,420	\$175,929
Per Capita Income	\$37,173	\$33,812	\$31,745

Map and demographics data derived from AlphaMap

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§ 145-18 C1 CORRIDOR COMMERCIAL DISTRICT.

- A. Purpose. The C1 District is intended primarily for local retail, office and service Uses necessary to satisfy the needs of nearby residential neighborhoods.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the C1 District include:
 - 1. Animal Daycare.
 - 2. Business Services.
 - 3. Car Wash.
 - 4. Clinic.
 - 5. Continuing Care Facility.
 - 6. Convenience Store, Neighborhood.
 - 7. Convenience Store, Small.
 - 8. Day-Care Center.
 - 9. Eating and Drinking Establishment.
 - 10. Educational Institution.
 - 11. Essential Services.
 - 12. Financial Institution.
 - 13. Forestry.
 - 14. Funeral Home.
 - 15. Ghost Kitchen.
 - 16. Health Club.
 - 17. Hospital.
 - 18. Lawn and Garden Center.
 - 19. Makerspace.
 - 20. Medical Marijuana Dispensary.
 - 21. Mixed Use Occupancy (Commercial).
 - 22. Multiple-Establishment Center.

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23. Personal Services.
 24. Pet Grooming Establishment.
 25. Professional Services.
 26. Public Buildings and Structures.
 27. Recreation Facility, Commercial.
 28. Recreation Facility, Public.
 29. Retail Business Establishment.
 30. Shopping Center, Community.
 31. Shopping Center, Neighborhood.
 32. Studio, Dancing or Music.
 33. Vehicle Detail.
 34. Vehicle Sales, Rental, Service and Repair.
 35. Veterinary Clinic.
 36. Wireless Communications Facility, Non-Tower.
- C. Uses permitted by Conditional Use. The Board of Supervisors may approve a Use by Conditional Use for the following Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Use as set forth in Article V of this Chapter are satisfied:
1. Garage, Public.
- D. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special Exception, or Conditional Use are permitted by right, including but not limited to, the following:
1. Car Wash, Accessory.
 2. Drive-Through Facility.
 3. Kennel, Accessory.
 4. Personal Support Services for a Continuing Care Facility.
 5. Small Wireless Facility.

-
6. Solar Energy System, Private.
 7. Temporary Uses.
 8. Vehicle Fuel Station, Retail.
 9. Wind Turbine System, Small.
- E. Accessory Uses permitted by Conditional Use. The Board of Supervisors may approve an Accessory Use by Conditional Use for the following Accessory Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Accessory Use as set forth in Article V of this Chapter:
1. Crematory.
- F. Dimensional Standards.

Minimum Lot Size	N/A
Minimum Lot Depth	100'
Minimum Lot Width (at ROW)	40'
Maximum Density	N/A
Minimum Front Setback	10'
Minimum Rear Setback	20'
Minimum Side Setback	10'
Maximum Building Height	35'
Maximum Lot Coverage	60%

§ 145-19 C2 REGIONAL COMMERCIAL DISTRICT.

- A. Purpose. The C2 District is intended to foster orderly growth in areas where primarily commercial establishments serve a consumer population well beyond township borders.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the C2 District include:
1. Animal Daycare.
 2. Business Services.