

**CBRE**

# ERIE POINT PLAZA

21,095 SF RETAIL SPACE FOR LEASE

1520 West 26<sup>th</sup> Street, Erie, PA



# THE OPPORTUNITY

Erie Point Plaza is located just off of US Route 20 in the heavily populated area along West 26<sup>th</sup> 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 26<sup>th</sup> Street.

The former TOPS Supermarket location has been redeveloped to offer several "junior" box opportunities, which includes Dollar Tree 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*

*YEARS RENOVATED: 2006/2024*

*SITE ACREAGE: 8.72*

*PARKING SPACES: 418*



# DEMOGRAPHICS



POPULATION



POPULATION  
OVER 25



DAYTIME  
POPULATION



HOUSEHOLDS



AVERAGE  
HOUSEHOLD  
INCOME



MEDIAN  
HOUSEHOLD  
INCOME

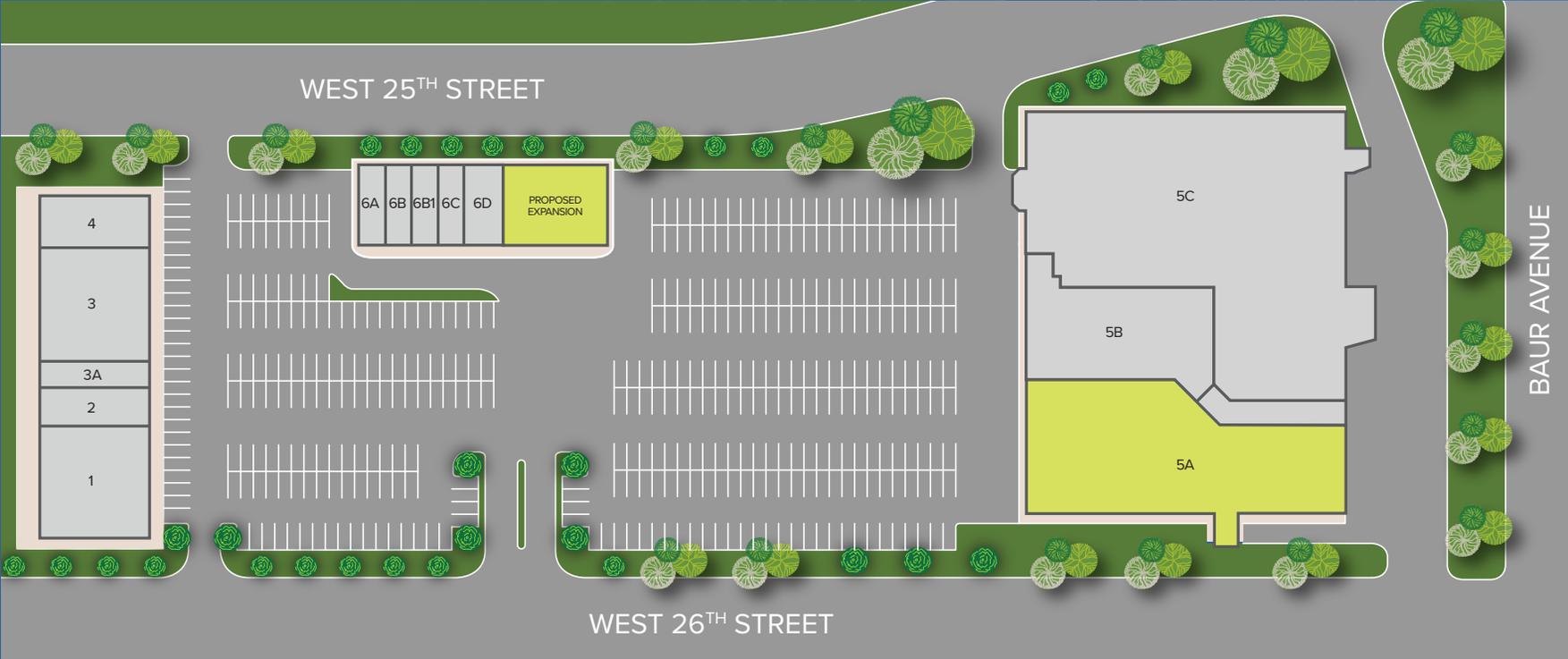
	POPULATION	POPULATION OVER 25	DAYTIME POPULATION	HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME	MEDIAN HOUSEHOLD INCOME
1 MILE	16,023	11,264	12,890	7,001	\$67,414	\$57,697
3 MILES	96,501	67,840	116,507	41,425	\$70,873	\$50,107
5 MILES	144,123	101,318	168,124	61,383	\$76,338	\$54,270



# DIVERSE TENANT MIX



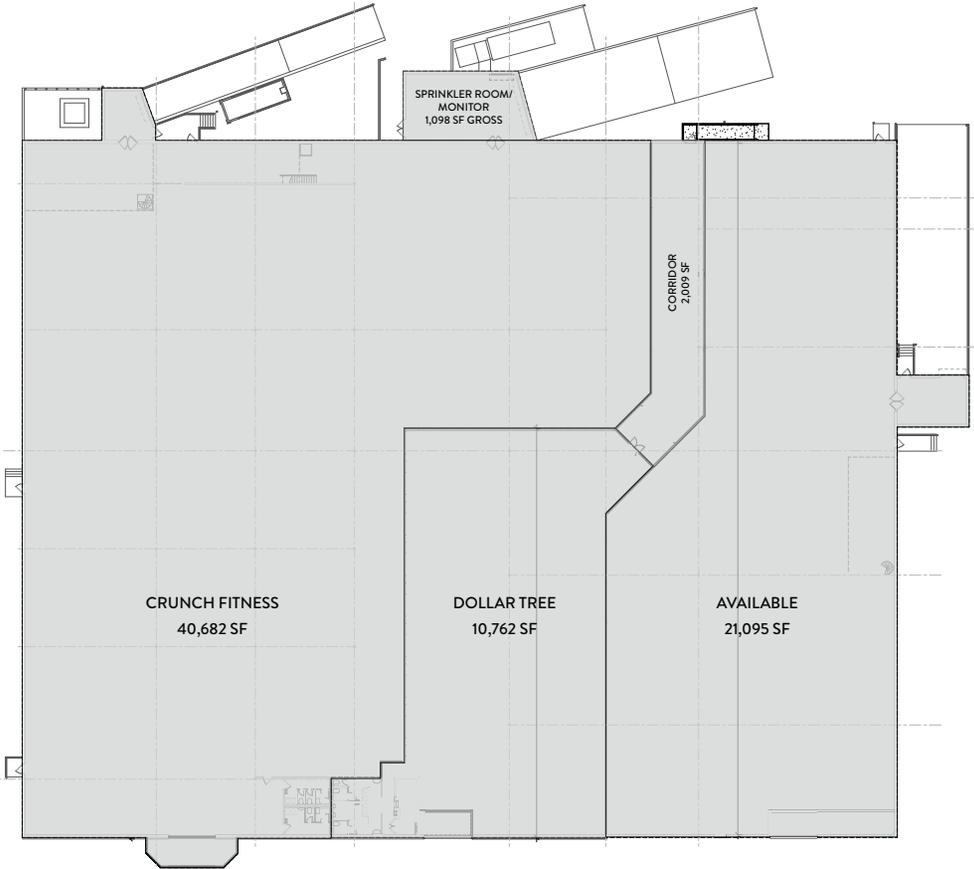
# SITE PLAN



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	AVAILABLE	21,095
5B	Dollar Tree (Coming Soon)	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	Ozzy Smoke Shop	1,200
6D	Subway	1,660
	Proposed Expansion	5,000
	<b>TOTAL SF</b>	<b>106,870</b>

# BIG BOX RECONFIGURATION







**FOR MORE  
INFORMATION,  
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