

AVAILABLE  
FOR LEASE

# RETAIL SPACE AVAILABLE ON PEACH STREET

5942 Peach Street | Erie, PA 16509



## FOR LEASE:

## HIGHLIGHTS:

- Excellent Visibility
- 28,858 VPD Along Peach Street & 13,706 VPD Along Edinboro Road
- Across From Millcreek Mall, Barnes & Noble & More
- NNN Estimated at \$6.22/SF  
– Taxes \$3.24/SF, CAM \$2.31/SF & Insurance \$0.67/SF

## 2,892 ± SF RETAIL SPACE:

- End Cap - White Box Space
- Potential for Drive-Thru or Outdoor Seating
- Offered at \$22.00/SF – NNN

## 0.47 ACRE DEVELOPMENT SITE:

- 0.4761 Acre / 20,741 SF Pad For Lease
- 90' Frontage Along Peach Street
- Public Utilities Available
- Potential for Outdoor Seating &/or Drive-Thru
- Offered at \$75,000/Year – NNN



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## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**

Broker

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**SBRE**



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## SITE PLAN:



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- 11/28/16 Win Development.

# SBRE