

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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2020 Demographic Estimates

Demographics	2 Mile	5 Mile	10 Mile
Population	24,323	138,330	202,489
No. Households	10,699	57,282	81,364
Ave. Household Income	\$70,703	\$61,859	\$64,610

Traffic Counts

Peach Street / Avon Drive 28,858 VPD

Edinboro Road / Spires Drive 13,706 VPD

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SBRE

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SITE PLAN:



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- 11/28/16 Win Development.

SBRE