

# 6.5± ACRE DEVELOPMENT SITE

**For Sale** | 8232 Peach Street | Erie, PA 16509

**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



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## OFFERING SUMMARY

<b>Sale Price:</b>	\$425,000
<b>Lot Size:</b>	6.543 Acres
<b>Price / Acre:</b>	\$64,955
<b>Zoning:</b>	CL - Commercial Local
<b>Township:</b>	Summit
<b>Property Taxes (2025):</b>	\$9,524
<b>Traffic Count:</b>	11,000
<b>Tax ID Number:</b>	40-016-072-0-019.00

## PROPERTY HIGHLIGHTS

- 6.5± Acre Development Site
- Just Half A Mile From I-90 At Exit 24 (Route 19/Waterford Peach Street)
- Along Greater Erie PA's Major Retail & Service Corridor
- Contiguous With Gulf Gas Station, Bro Man's Sammiches & 8270 Peach Street Plaza With Tenant Mix: Luminary Distillery, Cheryl Mitchell Insurance, Moose Head Pottery & Fyzical Therapy & Balance Centers
- ±264' Frontage Along Peach Street With 11,000 AADT (PennDOT 2024 Count Year)
- ±362' Frontage Along W. Robison Road
- Easement To Robison Road & Signalized Intersection From Gulf Gas Station Property
- Public Utilities Available
- Gas Line & Active Gas Well On-Site
- Income Generating Billboard & Gas Well Leases
- Zoned Commercial Local (CL) – Summit Township
- Zoning Permits Auto/Boat/Mobile Home Sales, Banks, Bars/Restaurants, Beverage Production, Car & Truck Wash, Gas Station, Retail, Hotel/Motel, Office, Self-Storage, Veterinary Clinic, Warehousing & More
- Uses On Special Exception Including Light Manufacturing & Places Of Worship
- Survey Available

## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**  
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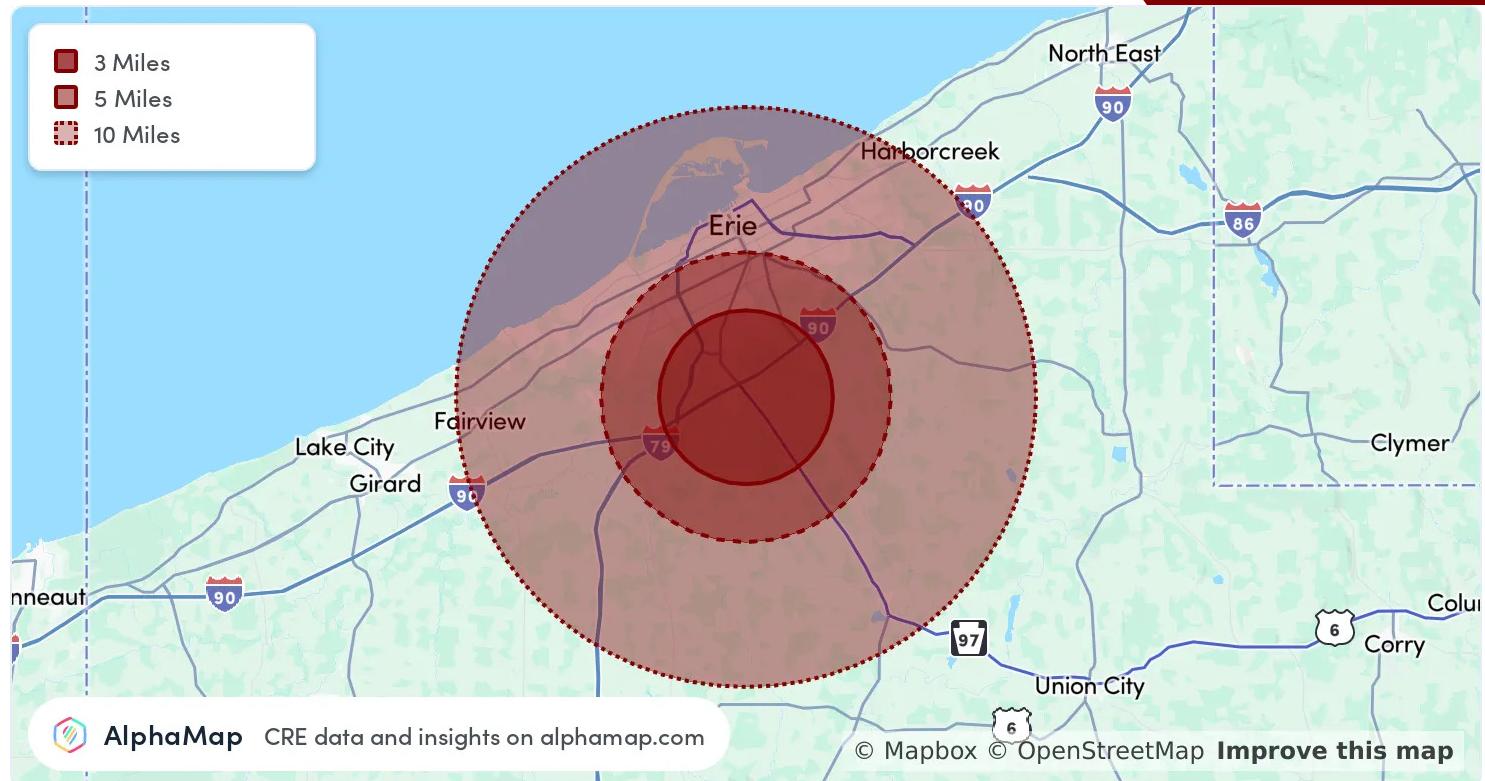
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,351	88,017	190,774
Average Age	45	42	41
Average Age (Male)	43	41	40
Average Age (Female)	46	43	42

HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,267	37,254	78,750
Persons Per HH	2.3	2.4	2.4
Average HH Income	\$94,761	\$86,601	\$81,024
Average House Value	\$240,891	\$200,343	\$189,301
Per Capita Income	\$41,200	\$36,083	\$33,760

Map and demographics data derived from AlphaMap

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PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 48°22'35" E	5.00'



NO.	REVISION	DATE	BY	NO.	REVISION	DATE	BY
DRN BY: M.M.	40	0	40	80	FB:KNB PAGE:1-11	DATE:12/17/25	ACCT#: 2836.2

DRAWING NAME: KNOBLOCH.DWG



**EXHIBIT**  
FOR  
**8232 PEACH STREET**  
SUMMIT TOWNSHIP, ERIE COUNTY, PENNSYLVANIA

SCALE: 1" = 40'  
**EXH**  
SUMMIT TWP  
16 - 72 - 19

### 311.08 TABLE – CL COMMERCIAL - LOCAL

<u>PERMITTED PRINCIPAL USE</u>	<u>PERMITTED PRINCIPAL USE</u>
Agriculture	Landscaping Services
Artisan, craft, exercise or performing arts studio	Laundromat
Auto, boat and/ or mobile/manufactured home sales or rental	Library
Automobile Services	Life Care Facility/Nursing Home/Personal Care Home
Bank or Financial Services	Membership Club, Lodge, or Fraternal Organization
Bar or Tavern	Motels and Hotels
Bed and Breakfast	Municipal Buildings/Government Services
Beverage Production Establishment	Museum
Business Service Establishment	Nightclub
Car and Truck Wash	Non-family residential facility, type 1/type 2
Communication Building	Nursing Home
Community Center	Office, Professional
Community Garden	Outside Storage
Contractor Services	Park, public or private
Convenience Store	Personal Service Establishment
Cultural Center	Recreation, Indoor (Physical Activities Only)
Day/Night Care Facility/ Day Care Center, Child	Recreation, Outdoor (Physical Activities Only)
Distribution Center Type 1	Restaurants
Distribution Center Type 2	Retail Establishment
Emergency Response Facility	School, public or private
Emergency Services	Self-Storage Facility
Essential Services	Short Term Rental
Farmers Market	Swimming Pool
Forestry	Tattoo Parlor
Funeral Homes/Crematorium	Vehicle Impound Lots
Gasoline Service Station	Veterinary Clinic
Home Occupations, No-Impact	Warehousing Establishment
Home Occupations, Low-Impact	

Accessory Structures/Uses Customarily incidental to the Principal Use

**311.08 TABLE – CL COMMERCIAL - LOCAL CONTINUED****USES ON SPECIAL EXCEPTION**

Wireless Communications Facility Structure (401.22)

See Appendix II

Boarding House (401.39)

Bottle Club (401.09)

Light Manufacturing/ Machine Shop (401.15)

Mini Storage Warehousing (401.20)

Multi-Family Dwellings (401.10)

Places of Assembly or Worship (401.01)

Single Family Dwellings (401.19)

Two Family Dwellings (401.19)

Wireless Communications Facility, Tower Based (401.22)