

6.5± ACRE DEVELOPMENT SITE

For Sale | 8232 Peach Street | Erie, PA 16509



OFFERING SUMMARY

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

O. 814.453.2000 x101 \ C. 814.460.2000
sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

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SBRE
SHERRY BAUER REAL ESTATE SERVICES



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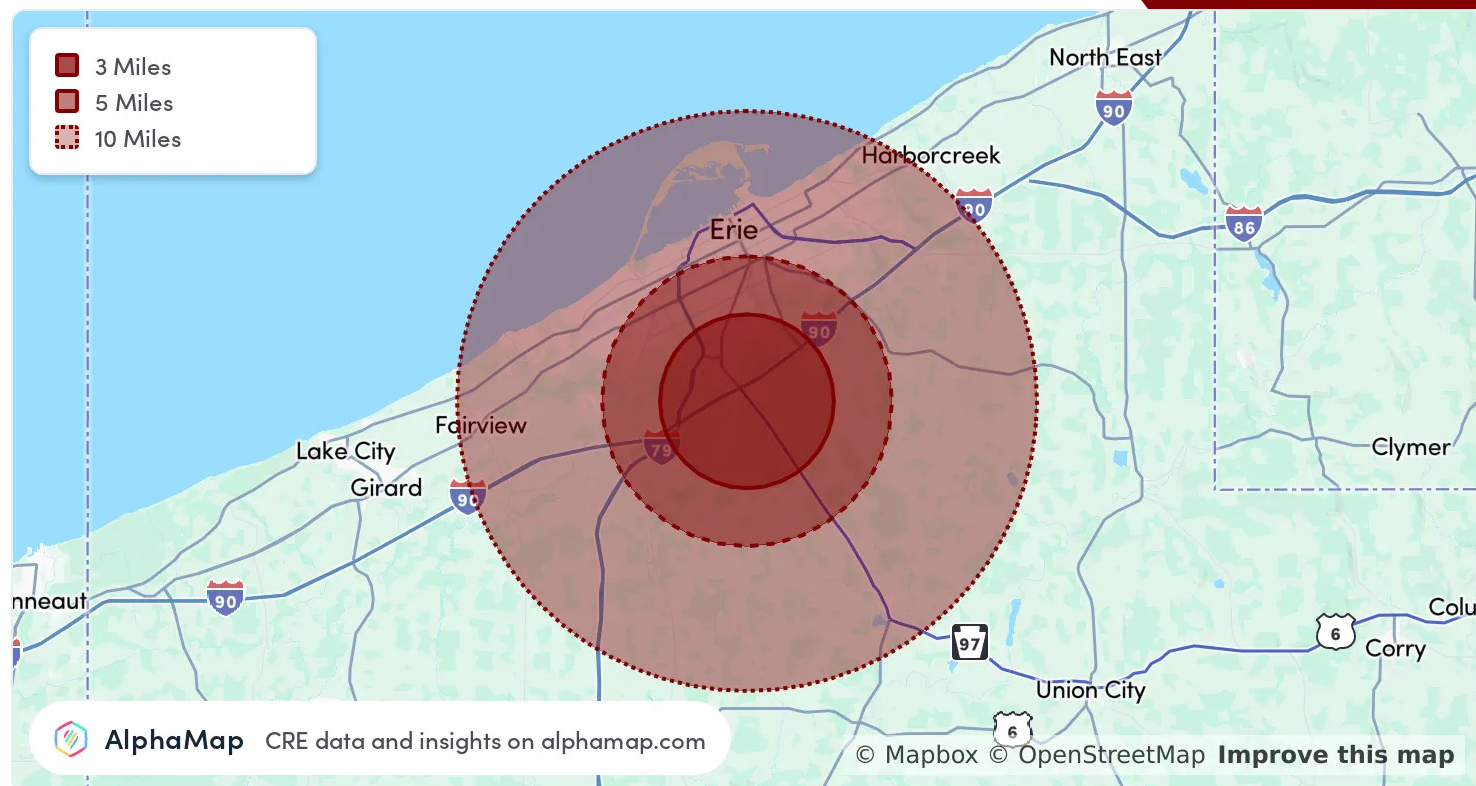
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,351	88,017	190,774
Average Age	45	42	41
Average Age (Male)	43	41	40
Average Age (Female)	46	43	42

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'

ROBISON ROAD
(FORMERLY S.R. 4036)
VARIABLE WIDTH R/W

ROBISON ROAD - S.R. 4024
VARIABLE WIDTH R/W

GENERAL NOTES:

1. *Subject Property Owner: Paul D. Knobloch
1119 Spring Valley Drive
Erie, PA 16509*
2. *Subject Property Address: 6232 Peach Street.*
3. *Locations shown hereon are from field measurements of visible items at the time of making the survey. The size, depth, location, type, condition, etc. were not verified with this survey.*
4. *By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Map Number 42049C0212D, which bears an effective date of February 1, 2014.*
5. *Wetlands shown are per wetland delineation done by Dan Kellam dated September 2002.*
6. *Zoning = Commercial - Local.
Refer to Township Ordinances for zoning setback lines, buffers, greenspace, riparian buffers, etc.*

EASEMENTS, RIGHT-OF-WAYS, ETC.:

Item numbers shown below from Search No. 22299 provided by Knox McLaughlin Gornall & Sennett, P.C. as of July 23, 2018. Deed Book, Record Book, Contract Book, Map Book and Instrument Number references all refer to Erie County, Pennsylvania.

Exhibit B - C.B. 61, page 171
Right of Way to PA Gas Co.
(MAY AFFECT THE SUBJECT PROPERTY - INACCURATE DESCRIPTION,
NOT A PLOTTABLE ITEM)

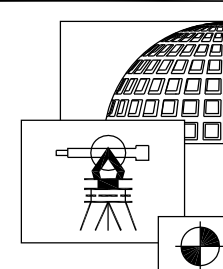
Exhibit C - C.B. 57, page 101 & Partial Release recorded in RB 682, page 1988
Oil and Gas Lease to Joseph Pitonyak
(MAY AFFECT THE SUBJECT PROPERTY - INACCURATE DESCRIPTION,
NOT A PLOTTABLE ITEM)

Exhibit D - C.B. 78, page 69
Agreement in favor of PA Gas Co. regarding the above referenced Oil
and Gas Lease
(MAY AFFECT THE SUBJECT PROPERTY - INACCURATE DESCRIPTION,
NOT A PLOTTABLE ITEM)

Exhibit E - R.B. 829, page 510
Right of Way to PA Electric Co.
(AFFECTS THE SUBJECT PROPERTY - INACCURATE DESCRIPTION, NOT
A PLOTTABLE ITEM)

Exhibit F - Instrument No. 2013-013483
Right of Way to National Fuel Gas
(AFFECTS THE SUBJECT PROPERTY - INACCURATE DESCRIPTION, NOT
A PLOTTABLE ITEM)

Exhibit G - R.B. 532, page 1479
Notice of Condemnation by the Commonwealth of Pennsylvania, Dept. of
Transportation
(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

[illegible]

SANFORD
SURVEYING & ENGINEERING, P.C.

4721 ATLANTIC AVENUE, ERIE, PA 16506
PHONE: 814-835-0010 FAX: 814-835-0057

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

PERMITTED PRINCIPAL USE

Agriculture
 Artisan, craft, exercise or performing arts studio
 Auto, boat and/ or mobile/manufactured home sales
 or rental
 Automobile Services
 Bank or Financial Services
 Bar or Tavern
 Bed and Breakfast
 Beverage Production Establishment
 Business Service Establishment
 Car and Truck Wash
 Communication Building
 Community Center
 Community Garden
 Contractor Services
 Convenience Store
 Cultural Center
 Day/Night Care Facility/ Day Care Center, Child
 Distribution Center Type 1
 Distribution Center Type 2
 Emergency Response Facility
 Emergency Services
 Essential Services
 Farmers Market
 Forestry
 Funeral Homes/Crematorium
 Gasoline Service Station
 Home Occupations, No-Impact
 Home Occupations, Low-Impact

PERMITTED PRINCIPAL USE

Landscaping Services
 Laundromat
 Library
 Life Care Facility/Nursing Home/Personal Care Home
 Membership Club, Lodge, or Fraternal Organization
 Motels and Hotels
 Municipal Buildings/Government Services
 Museum
 Nightclub
 Non-family residential facility, type 1/type 2
 Nursing Home
 Office, Professional
 Outside Storage
 Park, public or private
 Personal Service Establishment
 Recreation, Indoor (Physical Activities Only)
 Recreation, Outdoor (Physical Activities Only)
 Restaurants
 Retail Establishment
 School, public or private
 Self-Storage Facility
 Short Term Rental
 Swimming Pool
 Tattoo Parlor
 Vehicle Impound Lots
 Veterinary Clinic
 Warehousing Establishment

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)