

# Former Walgreens Available For Sublease

4309 Buffalo Rd, Erie PA 16510



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# THE SPACE

Location **4309 Buffalo Rd  
Erie, PA, 16510**

# HIGHLIGHTS

- **Building SF:** 13,650
- **Lease Expiration:** 1/31/33
- All leases must be coterminous



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,453	41,895	91,429



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$73,908	\$75,209	\$66,593



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,419	16,414	36,228

Former Walgreens available for sublease. This corner freestanding building offers pylon signage, a large private parking lot, & tremendous visibility. Nearby retailers include Perkins, McDonalds, Perkins, Pizza Hut, & more.

**Asking Price: \$125,000 modified gross per annum**

