

FOR LEASE

1,200 & 1,500± SF MIXED-USE SPACE

College Plaza | 2018-2036 E. 38th Street | Erie, PA 16510



OFFERED AT:
\$13.00 - 14.00
SF/YR (NNN)

PROPERTY HIGHLIGHTS

- 1,200 & 1,500± SF Mixed-Use Space For Lease
- Join Dollar Tree, On The Avenue Salon, Sun Capsule, J's Flooring Center & Jade Garden At College Plaza
- Zoned C-1, Local Commercial District (City Of Erie)
- Offering Many Potential Uses: Office, Retail, Restaurant, Fitness Center, Pet Grooming & More
- Excellent Signage & Visibility With 15,000 Average Daily Traffic (PennDOT - 2023 Count Year)
- Within 1 Mile Of Major Retailers: Taco Bell, Dollar General, Tops Friendly Markets, McDonalds, Walmart, Marco's Pizza, Subway, Cost Cutters & More
- Abundant Off Street Parking – 129± Space Paved Lot
- Offered At \$13.00/SF/YR - NNN
- NNN Estimated At \$3.92/SF/YR Based On 2023

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

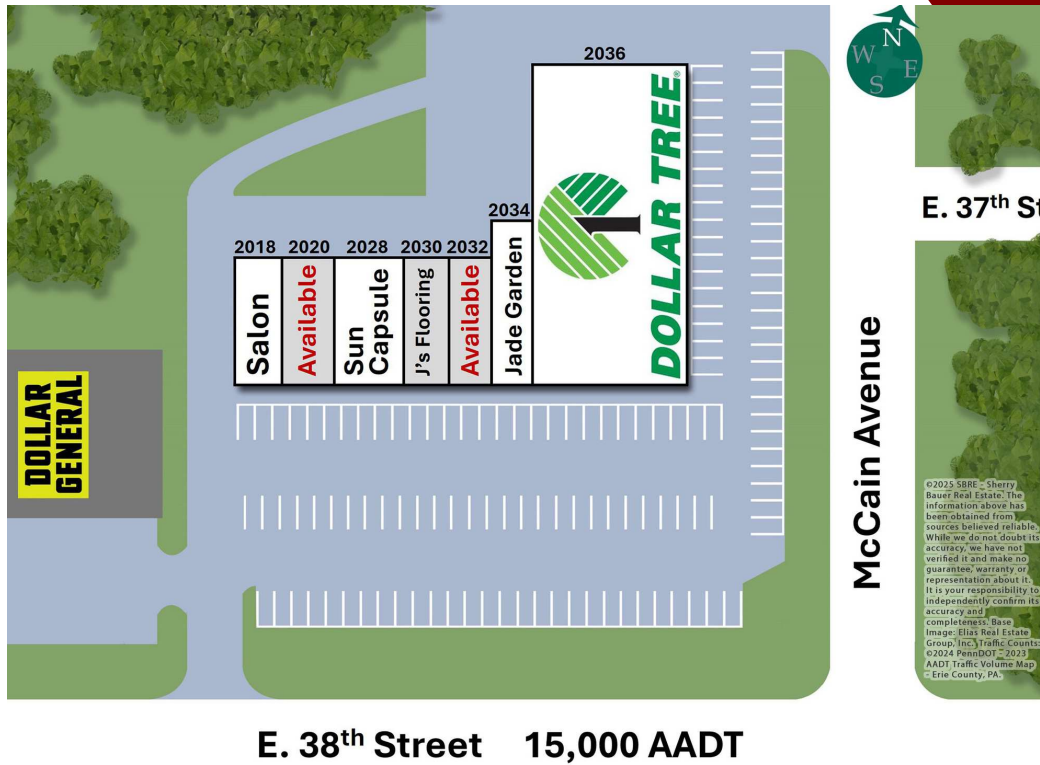
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SBRE

1,200 & 1,500± SF MIXED-USE SPACE

For Lease | College Plaza | 2018-2036 E 38th Street | Erie, PA 16510



E. 38th Street 15,000 AADT

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
■ 2020 E. 38th Street	1,500 SF	\$14.00 SF/yr	1,500± SF office suite for lease at College Plaza. Layout includes waiting area, reception, 5 offices, break room, 3 restrooms, storage room & storage area with utility sink. Modern synthetic wood flooring & 9'8" ceilings. 3D tour & floor plan available. Offered at \$14.00/SF/YR – NNN. NNN estimated at \$3.92/SF/YR based on 2023. Tenant pays approximately \$2,240/month (base rent + NNN) + utilities.
■ 2032 E. 38th Street	1,200 SF	\$13.00 SF/yr	1,200± SF mixed-use space for lease at College Plaza. Mostly open layout with 19'9" window frontage, 9'11" ceilings, 2 restrooms & storage area. Floor plan & 3D tour available. Offered at \$13.00/SF/YR – NNN. NNN estimated at \$3.92/SF/YR based on 2023. Tenant pays approximately \$1,692/month (base rent + NNN) + utilities.

FOR MORE INFORMATION PLEASE CONTACT

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FOR LEASE

1,500± SF OFFICE SUITE

2020 E. 38th Street | Erie, PA 16510



OFFERED AT:
\$14.00 SF/YR
(NNN)

PROPERTY HIGHLIGHTS

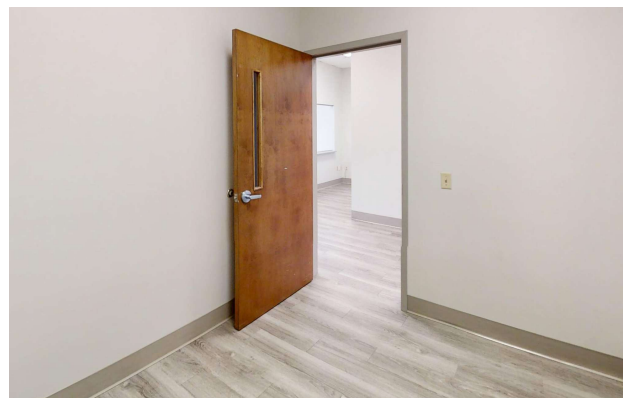
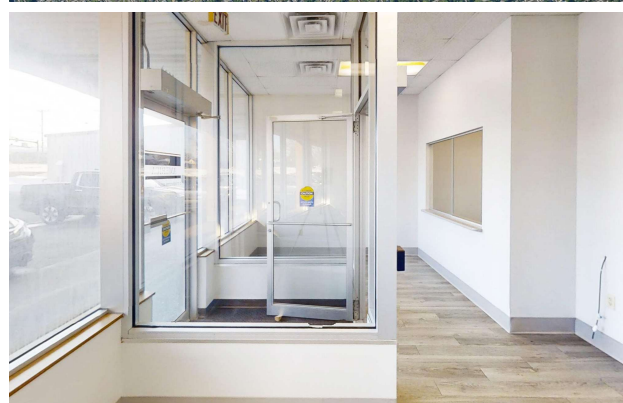
- 1,500± SF Office Suite For Lease
- Join Dollar Tree, On The Avenue Salon, Sun Capsule & Jade Garden At College Plaza
- Layout Includes Waiting Area, Reception, 5 Offices, 3 Restrooms & Storage Area – Floor Plan Available
- Modern Synthetic Wood Flooring Throughout
- Zoned C-1, Local Commercial District (City of Erie)
- Offering Many Potential Uses: Office, Retail, Restaurant, Fitness Center, Pet Grooming & More
- Excellent Signage & Visibility With 15,000 Average Daily Traffic (PennDOT - 2023 Count Year)
- Abundant Off Street Parking – 129± Space Paved Lot
- Offered At \$14.00/SF/YR – NNN
- NNN Estimated At \$3.92/SF/YR Based On 2023
- Tenant Pays Approximately \$2,240/Month (Base Rent + NNN) + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=xgaoq9Ry5nJ>

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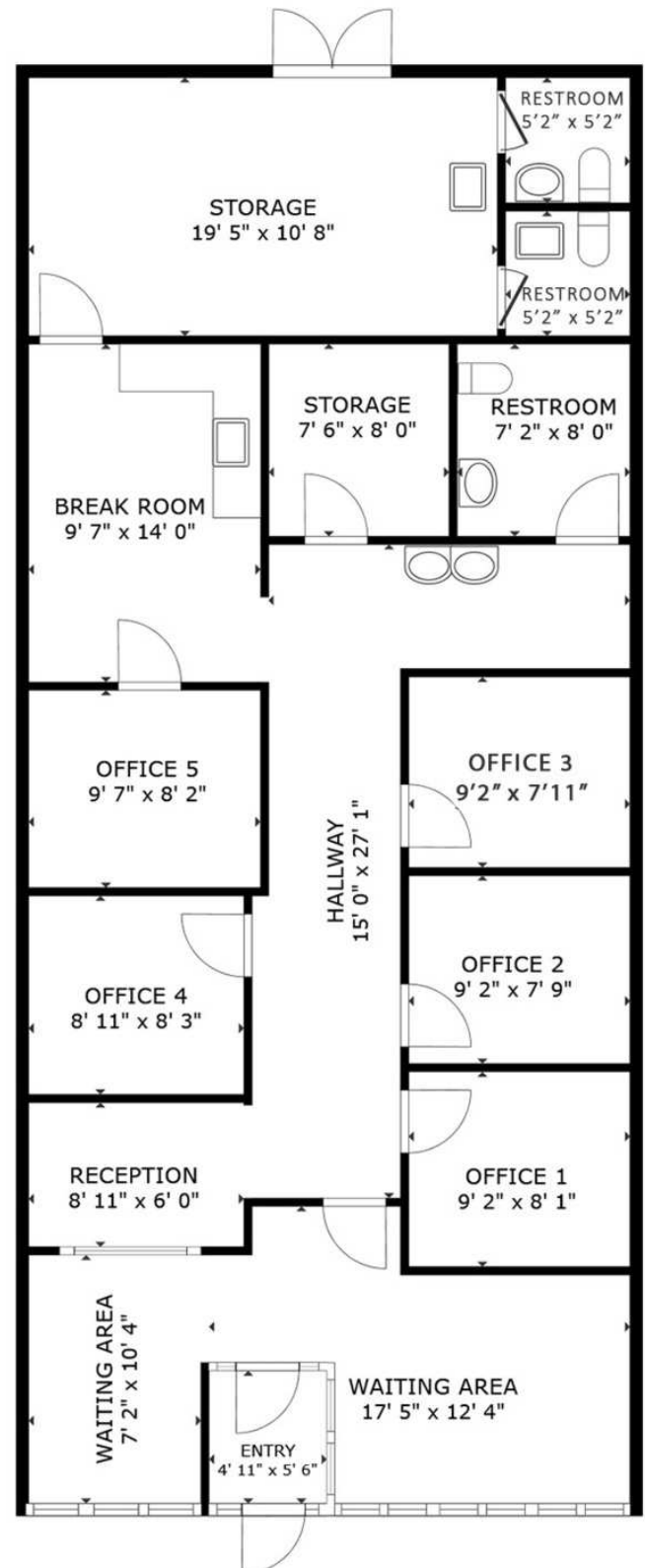


SBRE

1,500± SF MIXED-USE SPACE

For Lease | 2020 E. 38th Street | Erie, PA 16510

360° VIRTUAL TOUR



1,500± SF Gross Rentable Area
1,471± SF Gross Internal Area

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality.

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FOR LEASE

1,200± SF MIXED-USE SPACE

2030 E. 38th Street | Erie, PA 16510



OFFERED AT:
\$13.00 SF/YR
(NNN)

PROPERTY HIGHLIGHTS

- 1,200± SF Mixed-Use Space For Lease
- Join Dollar Tree, On The Avenue Salon, Sun Capsule & Jade Garden At College Plaza
- Former Chiropractic Office – Floor Plan Available
- Layout Includes Waiting Area, Reception, 5 Offices, Open Area, 2 Restrooms & Storage Area
- Zoned C-1, Local Commercial District (City of Erie)
- Offering Many Potential Uses: Office, Retail, Restaurant, Fitness Center, Pet Grooming & More
- Excellent Signage & Visibility With 15,000 Average Daily Traffic (PennDOT - 2023 Count Year)
- Abundant Off Street Parking – 129± Space Paved Lot
- Up To 2,400± SF Available
- Offered At \$13.00/SF/YR - NNN
- NNN Estimated At \$3.92/SF/YR Based On 2023
- Tenant Pays Approximately \$1,692/Month (Base Rent + NNN) + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=ypH92q5PMkd>

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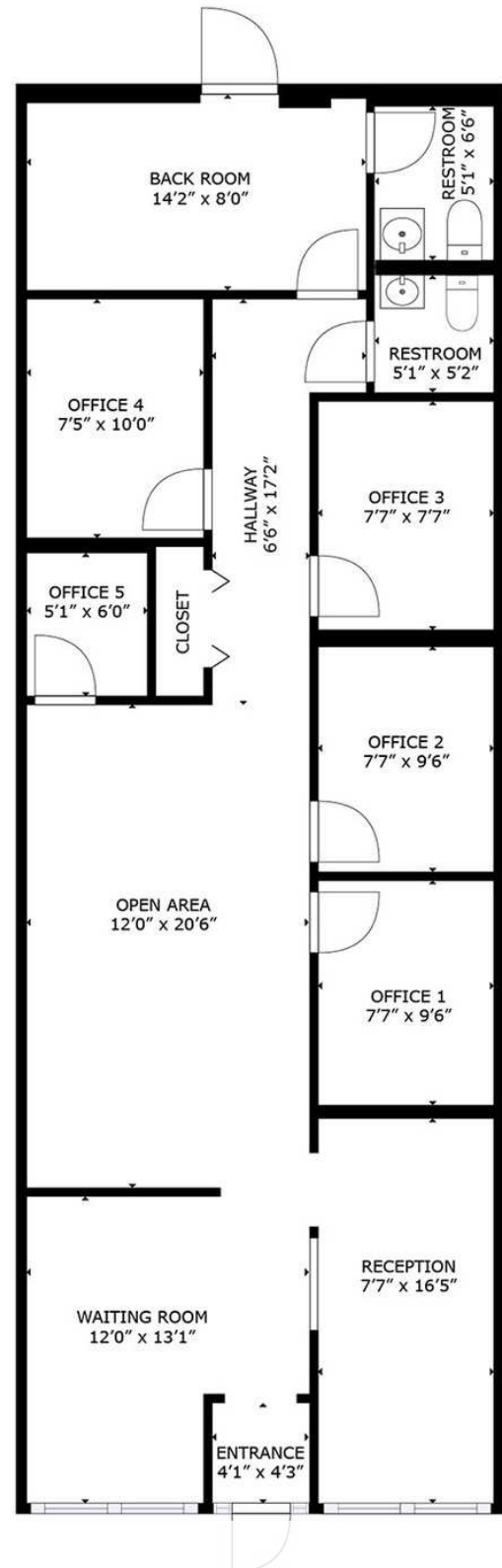
SBRE

1,200± SF MIXED-USE SPACE

For Lease | 2030 E. 38th Street | Erie, PA 16510

SBRE
SHERRY BAUER REAL ESTATE SERVICES

360° VIRTUAL TOUR



1,200± SF Gross Rentable Area

1,180± SF Gross Internal Area

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2032 E. 38th Street | Erie, PA 16510



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(NNN)

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SBRE
SHERRY BAUER REAL ESTATE SERVICES

360° VIRTUAL TOUR



1,200± SF Gross Rentable Area
1,186± SF Gross Internal Area

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