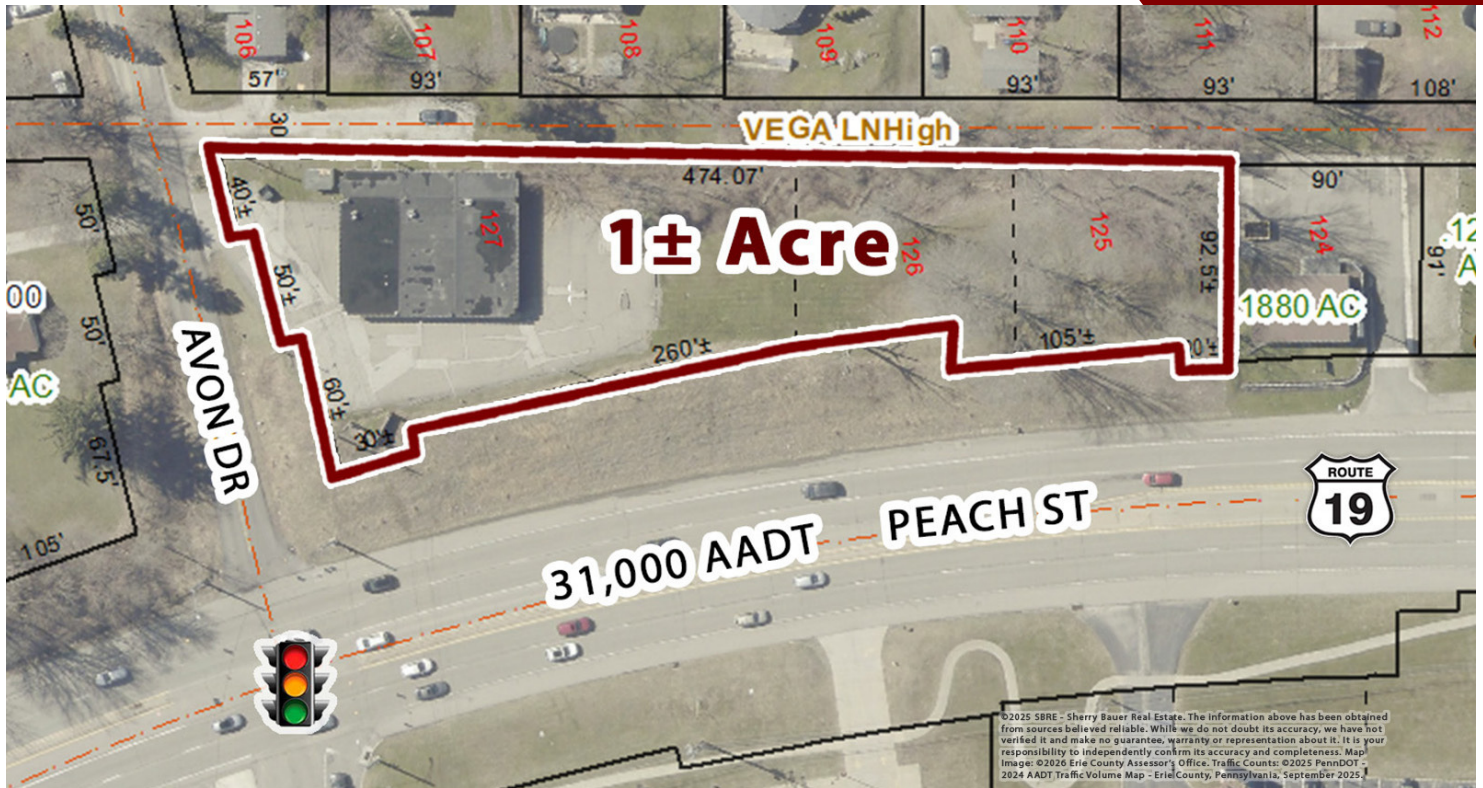


1± ACRE DEVELOPMENT SITE ALONG ERIE'S MAJOR RETAIL CORRIDOR

For Sale | 6066 Peach Street | Erie, PA 16509

SBRE
SHERRY BAUER REAL ESTATE SERVICES



OFFERING SUMMARY:

| | |
|----------------------|---|
| Sale Price: | \$1,695,000 |
| Taxes (2025): | \$15,470 (\$2.93/SF/YR) |
| Lot Size: | 1.0± Acre |
| Traffic Count: | 31,000 AADT |
| Zoning: | C-1, Corridor Commercial |
| Township: | Millcreek |
| County: | Erie |
| Utilities (On-Site): | Public Water & Sewer, Gas & Electric |
| Tax ID #: | 33-188-587.0-001.00 |

HIGHLIGHTS:

- 1.0± Acre Development Site Along Greater Erie's Major Retail & Service Corridor
- Highly Visible Location Across From Wegman's, Family Church Of Erie & Furniture Row
- In Proximity To Millcreek Mall & Multiple Major Retailers
- ±415' Frontage Along Peach Street
- 31,000 Average Daily Traffic (PennDOT 2024 Count Year)
- ±1 Mile From Both I-79 & I-90
- At A Signalized Traffic Intersection For Easy Access
- Public Water / Sewer, Gas & Electric On-Site
- Zoned C-1, Corridor Commercial (Millcreek Township)

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

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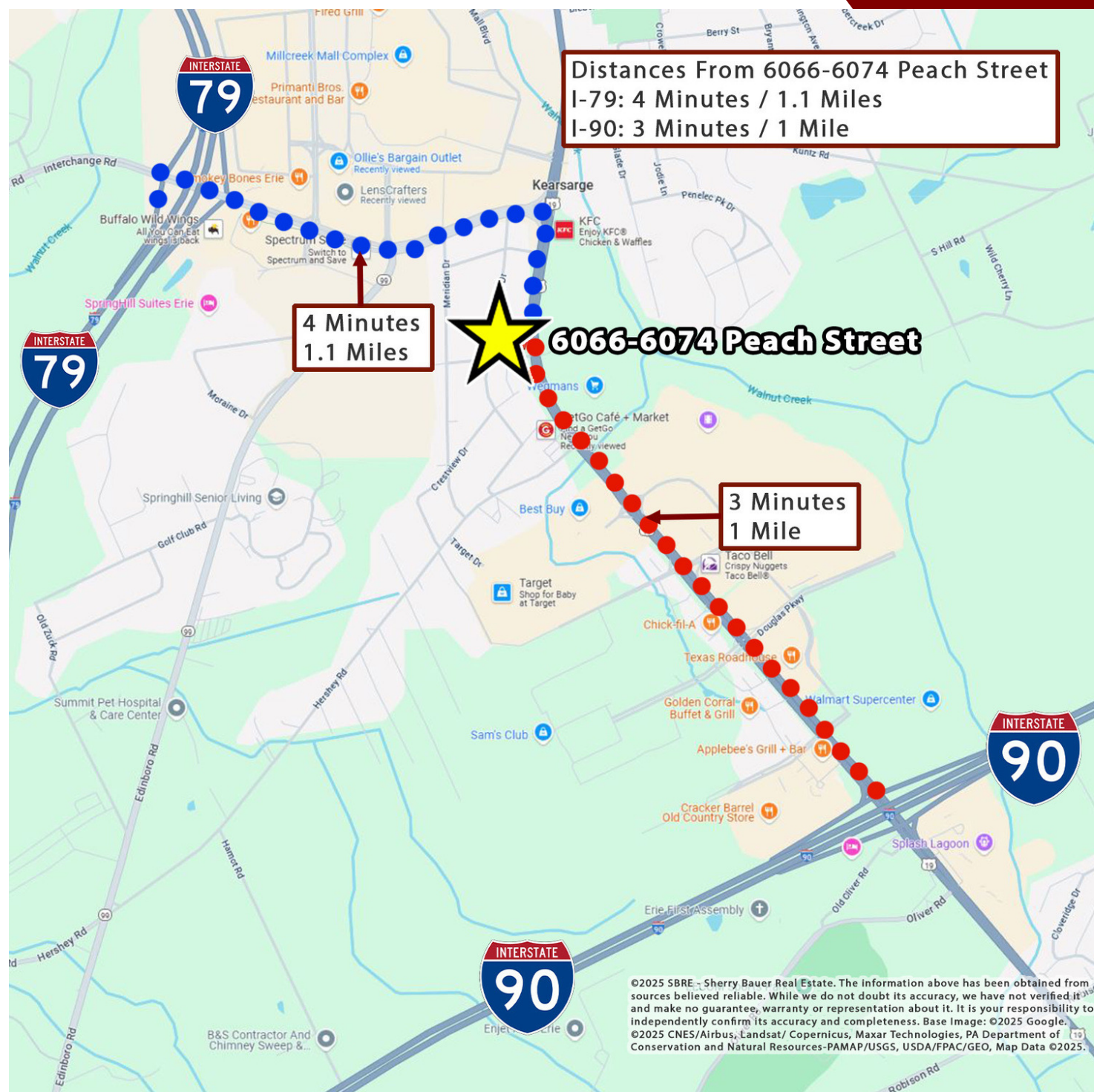
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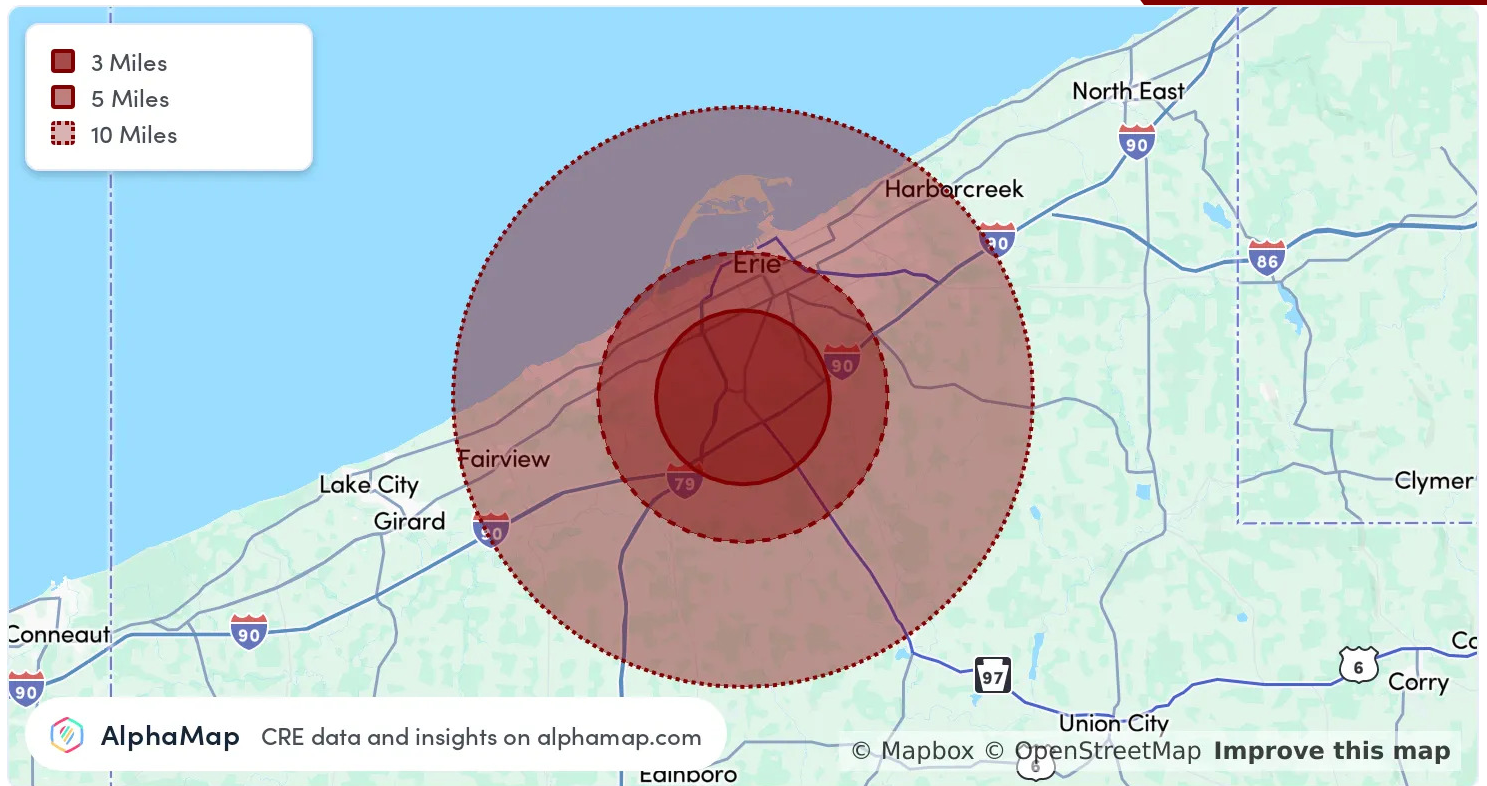


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| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 47,423 | 130,410 | 195,589 |
| Average Age | 44 | 42 | 42 |
| Average Age (Male) | 42 | 40 | 41 |
| Average Age (Female) | 45 | 43 | 43 |

| HOUSEHOLD & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 20,833 | 55,474 | 80,782 |
| Persons Per HH | 2.3 | 2.4 | 2.4 |
| Average HH Income | \$88,400 | \$78,284 | \$81,016 |
| Average House Value | \$206,445 | \$184,204 | \$190,475 |
| Per Capita Income | \$38,434 | \$32,618 | \$33,756 |

Map and demographics data derived from AlphaMap

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§ 145-18 C1 CORRIDOR COMMERCIAL DISTRICT.

- A. Purpose. The C1 District is intended primarily for local retail, office and service Uses necessary to satisfy the needs of nearby residential neighborhoods.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the C1 District include:
 - 1. Animal Daycare.
 - 2. Business Services.
 - 3. Car Wash.
 - 4. Clinic.
 - 5. Continuing Care Facility.
 - 6. Convenience Store, Neighborhood.
 - 7. Convenience Store, Small.
 - 8. Day-Care Center.
 - 9. Eating and Drinking Establishment.

-
10. Educational Institution.
 11. Essential Services.
 12. Financial Institution.
 13. Forestry.
 14. Funeral Home.
 15. Ghost Kitchen.
 16. Health Club.
 17. Hospital.
 18. Lawn and Garden Center.
 19. Makerspace.
 20. Medical Marijuana Dispensary.
 21. Mixed Use Occupancy (Commercial).
 22. Multiple-Establishment Center.
 23. Personal Services.
 24. Pet Grooming Establishment.
 25. Professional Services.
 26. Public Buildings and Structures.
 27. Recreation Facility, Commercial.
 28. Recreation Facility, Public.
 29. Retail Business Establishment.
 30. Shopping Center, Community.
 31. Shopping Center, Neighborhood.
 32. Studio, Dancing or Music.
 33. Vehicle Detail.
 34. Vehicle Sales, Rental, Service and Repair.
 35. Veterinary Clinic.

36. Wireless Communications Facility, Non-Tower.

C. Uses permitted by Conditional Use. The Board of Supervisors may approve a Use by Conditional Use for the following Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Use as set forth in Article V of this Chapter are satisfied:

1. Garage, Public.

D. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special Exception, or Conditional Use are permitted by right, including but not limited to, the following:

1. Car Wash, Accessory.

2. Drive-Through Facility.

3. Kennel, Accessory.

4. Personal Support Services for a Continuing Care Facility.

5. Small Wireless Facility.

6. Solar Energy System, Private.

7. Temporary Uses.

8. Vehicle Fuel Station, Retail.

9. Wind Turbine System, Small.

E. Accessory Uses permitted by Conditional Use. The Board of Supervisors may approve an Accessory Use by Conditional Use for the following Accessory Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Accessory Use as set forth in Article V of this Chapter:

1. Crematory.

F. Dimensional Standards.

| | |
|----------------------------|------|
| Minimum Lot Size | N/A |
| Minimum Lot Depth | 100' |
| Minimum Lot Width (at ROW) | 40' |
| Maximum Density | N/A |
| Minimum Front Setback | 10' |

| | |
|-------------------------|-----|
| Minimum Rear Setback | 20' |
| Minimum Side Setback | 10' |
| Maximum Building Height | 35' |
| Maximum Lot Coverage | 60% |