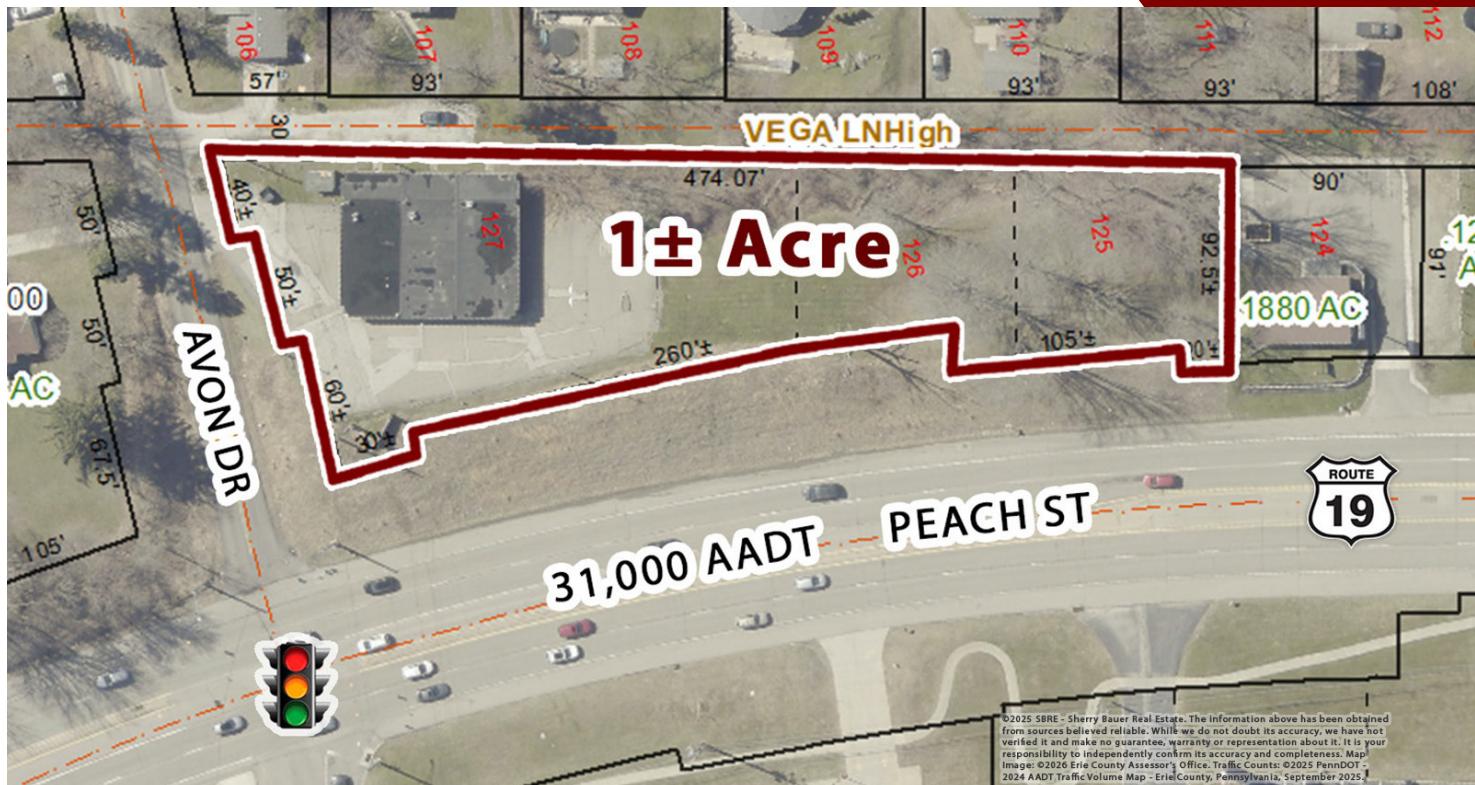


For Sale | 6066 Peach Street | Erie, PA 16509



## 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

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

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**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



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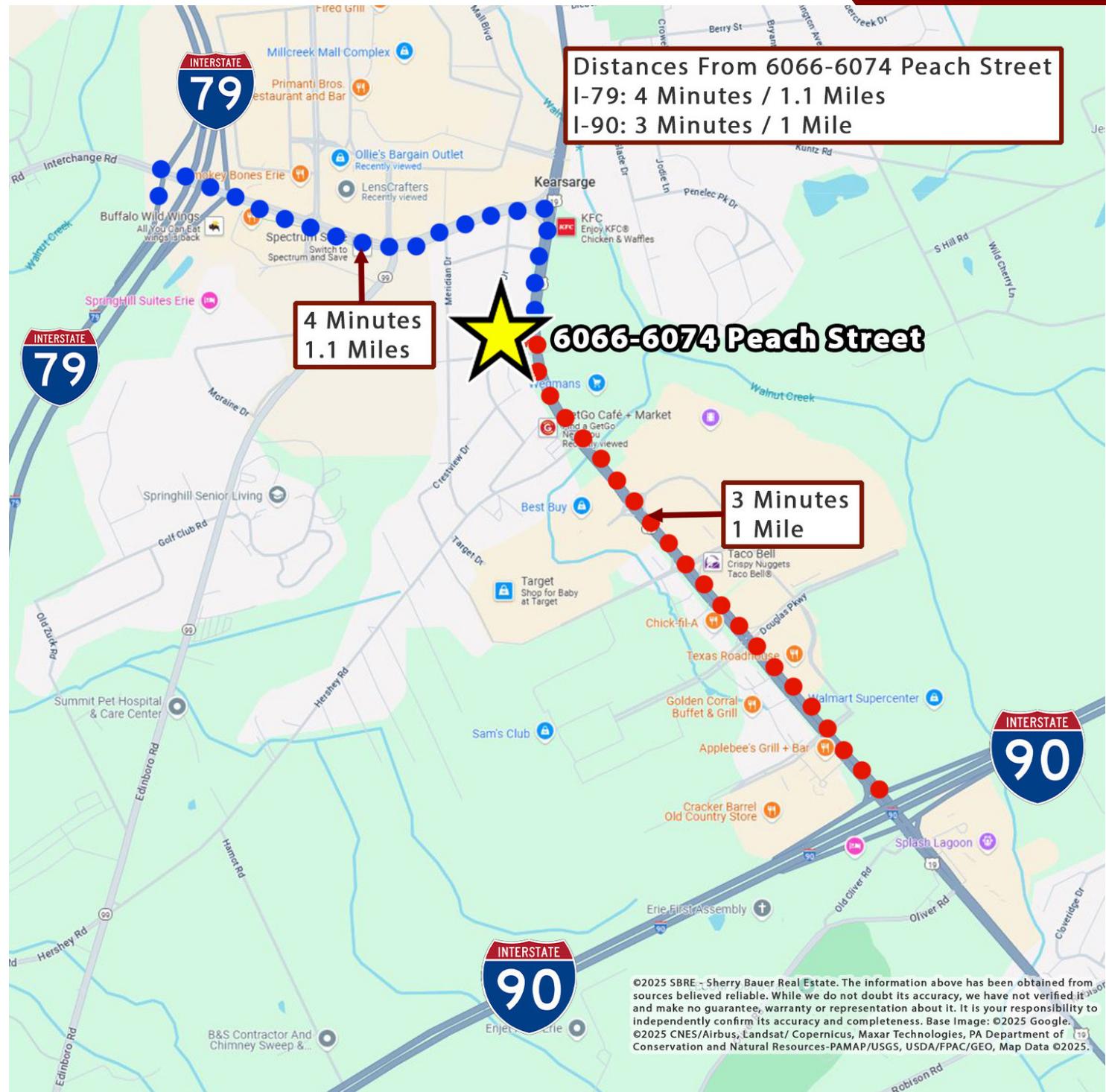
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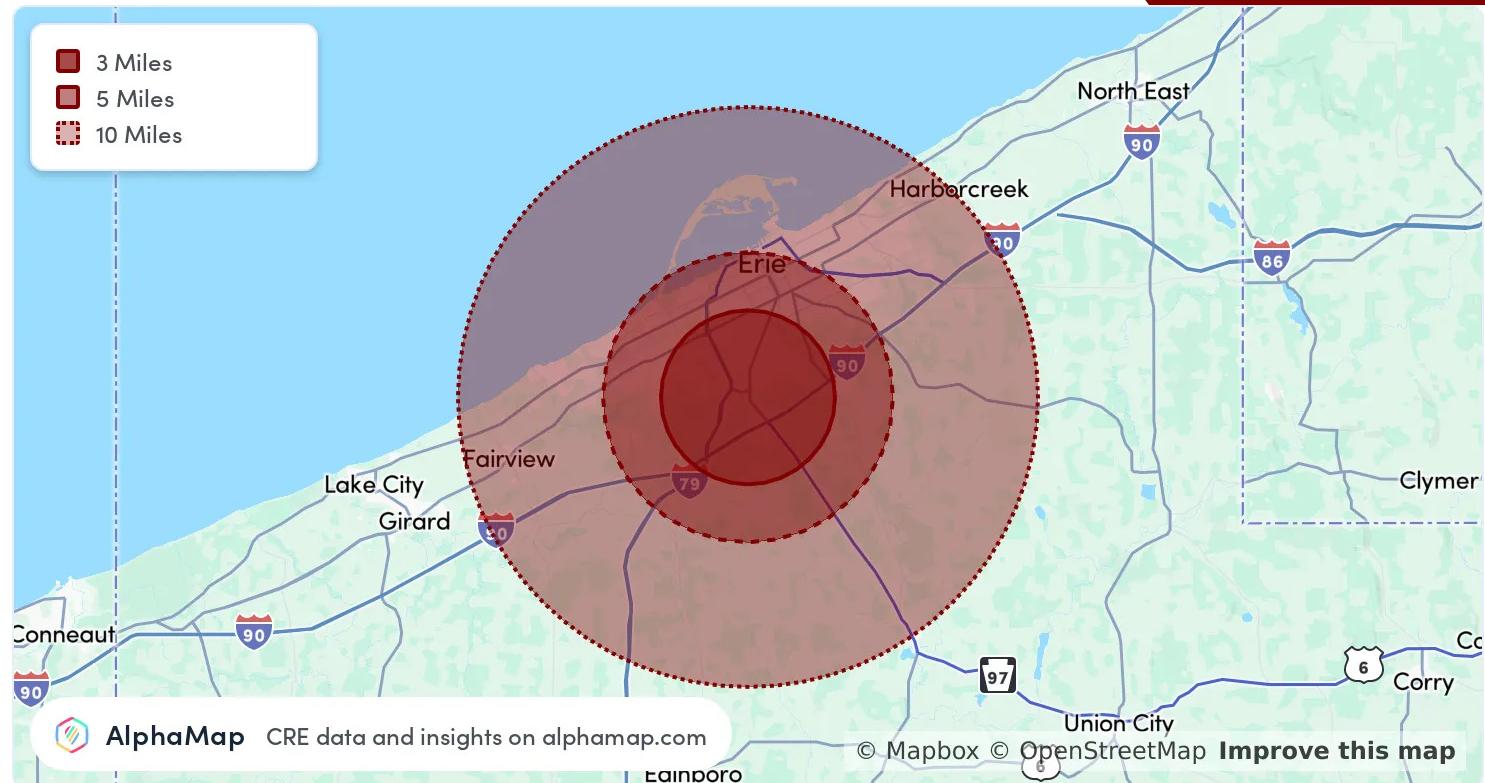
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For Sale | 6066 Peach Street | Erie, PA 16509



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.

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- 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.

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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'

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