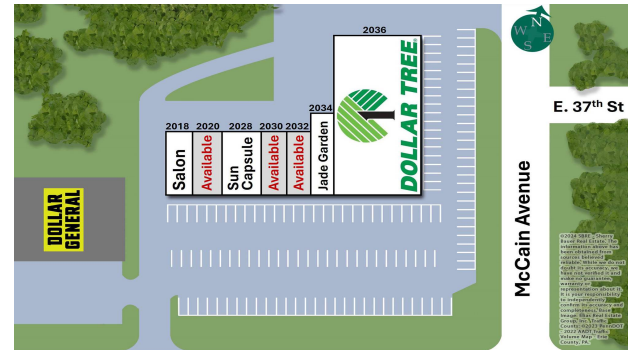


FOR LEASE

1,200± SF MIXED-USE SPACE

2032 E. 38th Street | Erie, PA 16510



E. 38th Street 13,000 AADT

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
- Mostly Open Layout With 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 13,000 Average Daily Traffic (PennDOT - 2022 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

©2024 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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

SBRE