

AERIAL VIEW



SITE FEATURES

- 1.786 acre retail outparcel available for lease
- Directly across from Wegmans with great access & high visibility
- Located next to future Starbucks
- Approximately 223 feet of frontage on Wegmans Drive
- Zoned: MU-2 - Corridor Mixed Use District

FOR MORE INFORMATION PLEASE CONTACT

Greg S. Baldwin

P: 814-454-4541 ext. 253
development@baldwinbros.com

PROPERTY HIGHLIGHTS

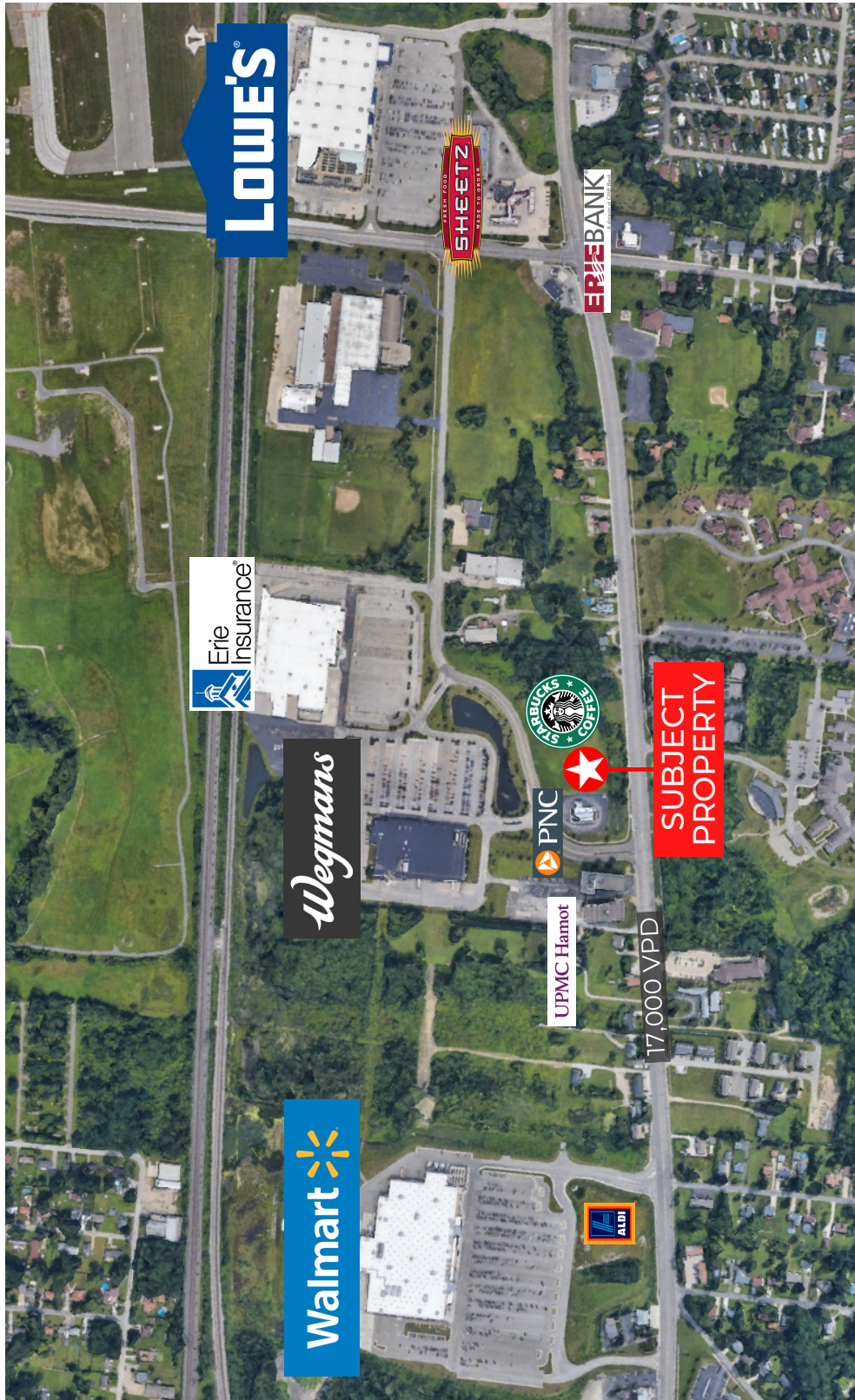
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|-------------------|-----------------------------|-----------|----------|
| LEASE PRICE: | Contact Broker | | |
| ACREAGE: | 1.786 | | |
| LOCATION TYPE: | Outparcel Site | | |
| TRAFFIC COUNT: | 17,000 VPD on W. Ridge Road | | |
| DEMO SNAPSHOT: | 1 MILE | 3 MILE | 5 MILE |
| POPULATION | 4,050 | 30,816 | 62,877 |
| AVERAGE HH INCOME | \$96,063 | \$106,474 | \$91,186 |

WEGMANS OUTPARCEL | FOR LEASE

1.786 Acres Available

0 Wegmans Drive, Erie, PA 16506

SURROUNDING AREA



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