

# PRIME RETAIL DEVELOPMENT

0 Wegmans Drive | Erie, Pennsylvania 16506

FOR LEASE



**Baldwin Brothers, Inc.**

2540 Village Common Drive, Erie, Pennsylvania 16506  
P: 814.454.4541 | Baldwinbros.com

FOR MORE INFORMATION PLEASE CONTACT

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# OFFERING SUMMARY

## LOCATION

0 Wegmans Drive  
Erie, Pennsylvania 16506



## OFFERING SUMMARY

Lease Type:	Ground Lease / Build-to-Suit
Square Feet:	3,200

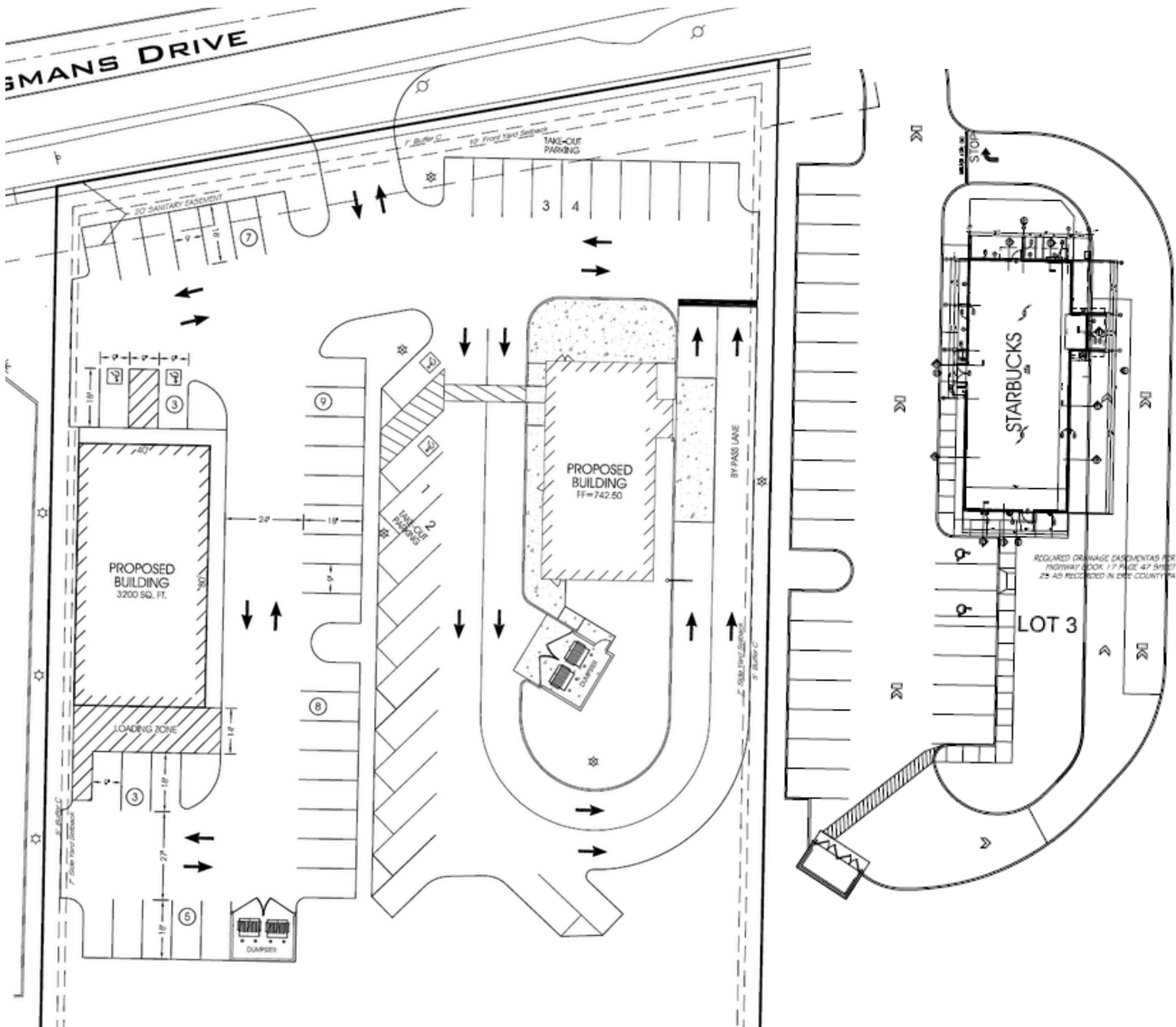
Contact Broker for Pricing

## PROPERTY SUMMARY

Lot Size:	±1.79 Acres
Zoning:	MU-2 (Mixed Corridor Use)
Potential Use:	QSR, Retail, and More
Frontage:	233' (Wegmans Drive)

## PROPERTY HIGHLIGHTS

- **Positioned next to a newly constructed Starbucks** and serving as an outparcel to Wegmans, which sees over 832,000 annual visits.
- **High-traffic location** at the signalized intersection of W. Ridge Road and Wegmans Drive, with over 18,000 vehicles per day.
- **Surrounded by prominent national retailers**, including Lowe's, Walmart, Starbucks, Wegmans, and more.
- **Exceptional visibility and strong demographics**, with average household incomes exceeding \$110,000



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2023 Population:	4,153	29,479	60,607
Households:	1,877	12,406	26,622
Average HH Income:	\$112,017	\$130,628	\$110,739



# MARKET AERIAL

