

FOR LEASE

# PRIME RETAIL DEVELOPMENT

2300 W. 12th Street | Erie, Pennsylvania 16505



**Baldwin Brothers, Inc.**

2540 Village Common Drive, Erie, Pennsylvania 16506  
P: 814.454.4541 | [Baldwinbros.com](http://Baldwinbros.com)

FOR MORE INFORMATION PLEASE CONTACT

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# OFFERING SUMMARY

## LOCATION

2300 W. 12th Street  
Erie, PA 16505



## OFFERING SUMMARY

Lease Type:	Ground Lease / Build-to-Suit
Square Feet:	5,000 - 33,000

Contact Broker for Pricing

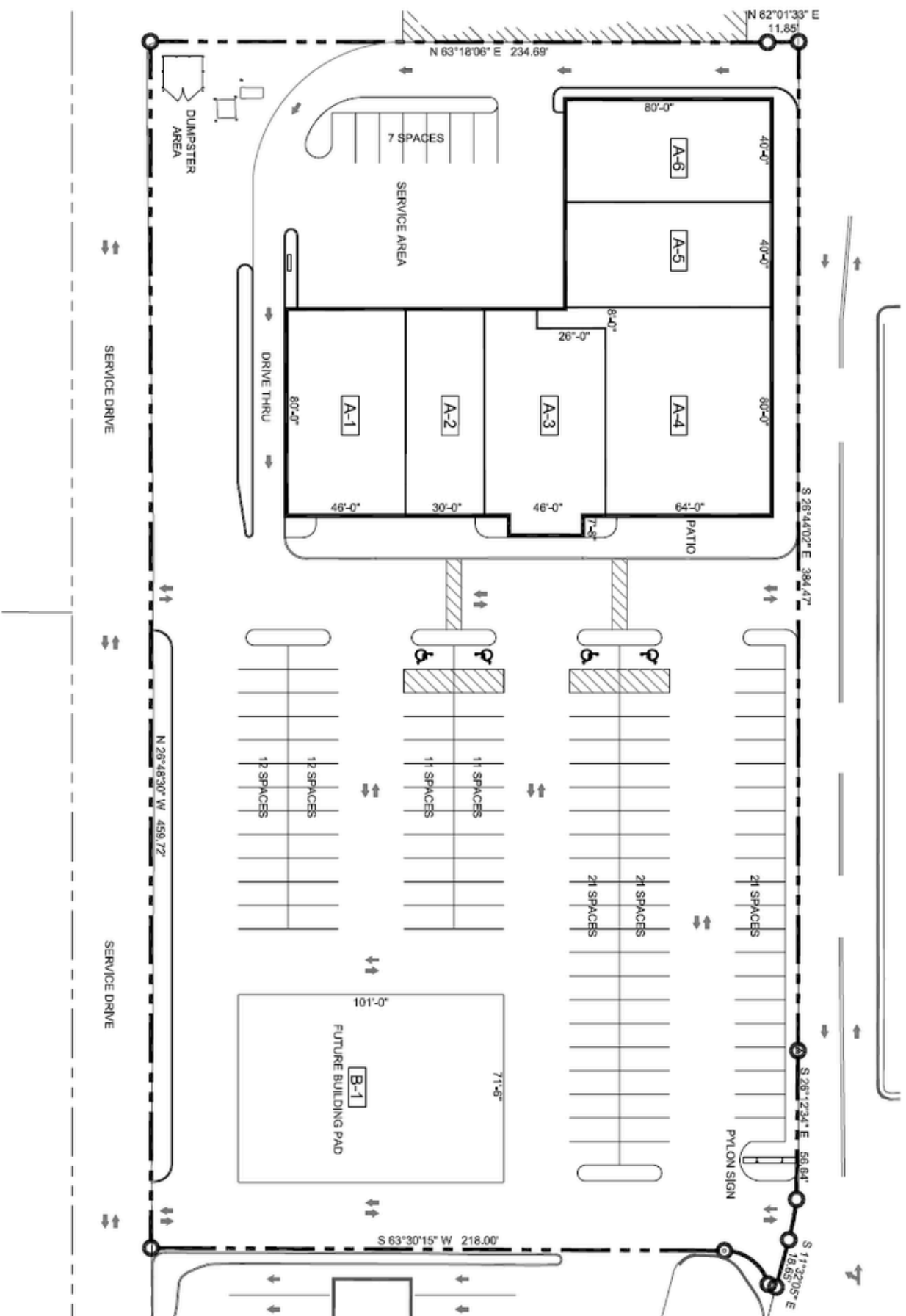
## PROPERTY SUMMARY

Lot Size:	±2.60 Acres
Zoning:	MU-2 (Mixed Corridor Use)
Potential Use:	QSR, Retail, and More

## PROPERTY HIGHLIGHTS

- **Prime visibility** with multiple access points and ample parking
- **Strategically located** at the signalized intersection of W. 12th Street and Pittsburgh Ave, with a combined traffic count of over 31,000 VPD
- **Surrounded by major National Retailers** including Chick-fil-a, Chipotle, Giant Eagle, Pet Supplies Plus, Starbucks, and more
- **Convenient access to Interstate 79**, just 0.3 miles away, the area's main north-south route with over 33,000 vehicles per day

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2023 Population:	5,885	69,202	131,905
Households:	2,947	31,516	56,579
Average HH Income:	\$85,023	\$78,801	\$82,210



# MARKET AERIAL

