

PROPERTY HIGHLIGHTS

LEASE PRICE:	\$4,000.00 / Month Gross Lease
PROPERTY GLA:	5,353 SF available
SPACE AVAILABLE:	1st floor
TRAFFIC COUNT:	23,000 VPD on W 12th Street
ZONING	C-3 Central Commercial

- Strong visibility on West 12th Street
- Building was previously a fire station
- 1 overhead door located at front of the building - 10' x 12'
- No load bearing walls allowing for an open floor plan
- 18 Parking spaces
- 13' ceiling height
- 2 bathrooms
- Entrances on the front and rear

DEMO SNAPSHOT:	1 MILE	3 MILE	5 MILE
POPULATION	20,847	92,583	145,211
MEDIAN HH INCOME	\$37,690	\$58,160	\$65,639



FOR MORE INFORMATION PLEASE CONTACT

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144 West 12th Street, Erie PA 16501

PROPERTY PHOTOS

