

AVAILABLE

16513 Conneaut Lake Rd. Meadville, PA 16336

Land Lease / Build to Suit

Existing Buildings For Lease

FOR LEASE

AERIAL:



PROPERTY HIGHLIGHTS:

LEASE PRICE:	Contact Broker
PROPERTY GLA:	Up To 26,668 SF
ACRES:	Up To 4.41 Acres
ZONING:	Commercial
FRONTAGE:	± 500 ft.
TRAFFIC:	17,068 VPD - PA 6/19/322 9,093 VPD - PA 98
INTERSTATE TRAFFIC:	25,000 VPD

- Prime commercial property with tremendous visibility in the heart of Meadville's commercial corridor. Perfect for restaurants, retail, or office.
- Adjacent to highest trafficked intersection in the market.
- Existing buildings and parking are well maintained and in excellent condition for re-use.
- Surrounding Tenants include Walmart, Aldi, Red Lobster, Timber Creek Brewery, McDonald's, Burger King, Tim Hortons, Sheetz, Family Tree, Tractor Supply Co, Toyota, Chevrolet, and many others.
- 1/4 Mile from Meadville Medical Center new medical campus.



Baldwin Brothers, Inc.
2540 Village Common Dr.
Erie, PA 16506

www.baldwinbros.com

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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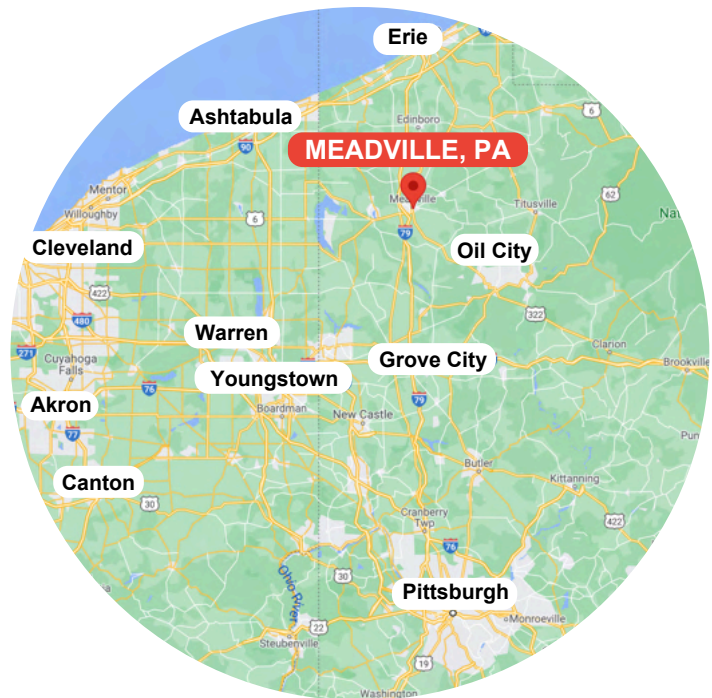
LAND LEASE:



PROPERTY DETAILS:

EXISTING PROPERTY GLA:	Up To 26,668 SF
ACRES:	Up To 4.41 Acres
FRONTAGE:	Up To +500 ft.
PARCELS:	Multiple parcel sizes & configurations available.
ACCESS:	Multiple points of full access.
VISIBILITY:	Direct visibility from Sheetz, Aldi, PA 6/322, and round-a-bout.

DEMO SNAPSHOT:	5 MILE:	7 MILE:	10 MILE:
POPULATION	25,274	23,302	42,937
MEDIAN HH INCOME	\$48,380	\$51,140	\$53,110



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SITE OVERVIEW:



PROPERTY DETAILS:

EXISTING PROPERTY GLA: Up To 26,668 SF

AVAILABLE:

11,300 SF (Building 1)

3,500 SF (Building 2)

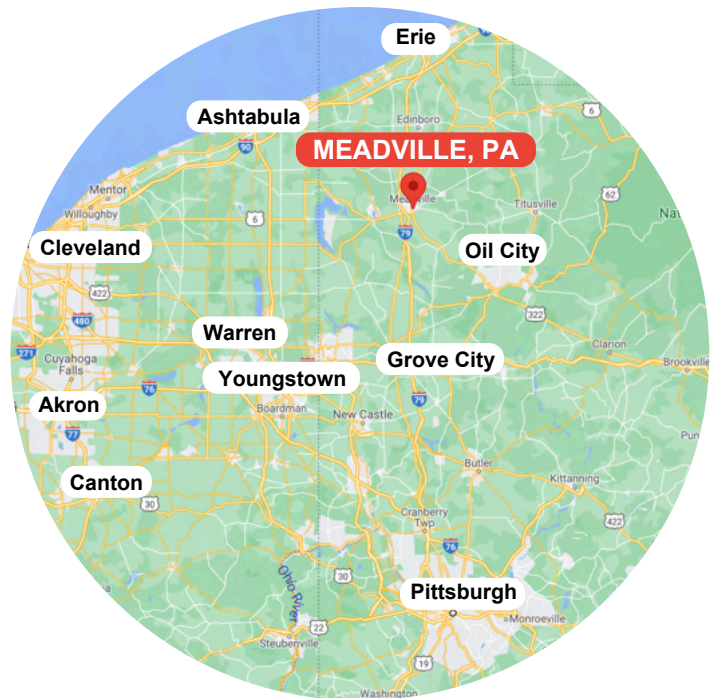
10,460 SF (Building 3)

1,428 SF (Building 4)

DEMO SNAPSHOT: 5 MILE: 7 MILE: 10 MILE:

POPULATION 25,274 23,302 42,937

MEDIAN HH INCOME \$48,380 \$51,140 \$53,110



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BUILDING 1: 11,300 SF



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BUILDING 2: 3,500 SF



BUILDING 3: 10,460 SF



BUILDING 4: 1,428 SF



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