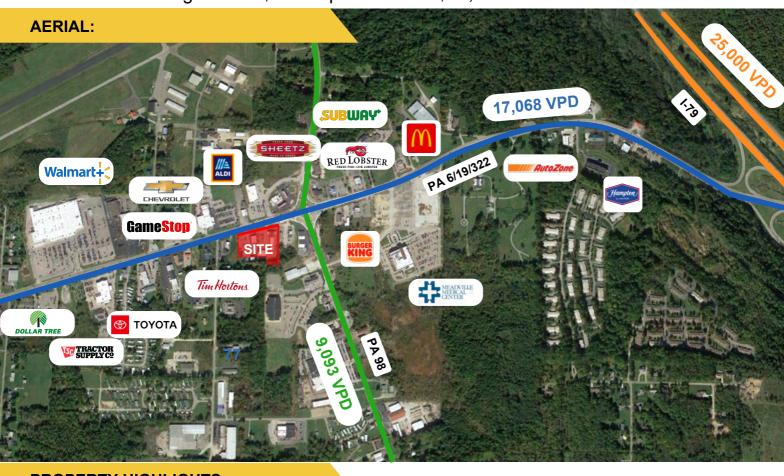
16513 Conneaut Lake Rd. Meadville, PA 16335

**Sale Price:** \$4,000,000

Lease Price: Buildings 1 & 3: \$9.25/sq. ft. Land: \$60,000/acre

## FOR SALE OR LEASE



#### **PROPERTY HIGHLIGHTS:**

**SALE PRICE:** \$4,000,000

**LEASE PRICE:** 

**BUILDINGS 1 & 3:** \$9.25/sq. ft. NNN **LAND:** \$60,000 /acre NNN

PROPERTY GLA: Up To 26,668 SF

ACRES: Up To 4.41 Acres

**ZONING:** Commercial

**FRONTAGE**:  $\pm 500 \text{ ft.}$ 

17,068 VPD - PA 6/19/322

TRAFFIC:

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 reuse.
- 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

**Gregory S. Baldwin** T: 814.454.4541 x 239

**Matthew J. Baldwin** T: 814.454.4541 x 243

development@baldwinbros.com

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## FOR SALE OR LEASE



#### **PROPERTY DETAILS:**

**EXISTING PROPERTY GLA:** Up To 26,668 SF

Up To 4.41 Acres **ACRES:** 

**FRONTAGE:** Up To +500 ft.

PARCELS: Multiple parcel sizes &

configurations available.

Multiple points of ACCESS:

full access.

Direct visibility from **VISIBILITY:** 

Sheetz, Aldi, PA 6/322,

and round-a-bout.

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

32,720 POPULATION 25,274 42,937

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





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# FOR SALE OR LEASE



#### **PROPERTY DETAILS:**

EXISTING PROPERTY GL	_A: 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)
SEMO CNADQUOT:	5 MILE: 7 MILE: 40 MILE:

DEMO SNAPSHOT:	5 MILE:	7 MILE:	10 MILE:
POPULATION	25,274	32,720	42,937
MEDIAN HH INCOME	\$48,380	\$51,140	\$53,110





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**BUILDING 1: 11,300 SF** 















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Sale Price: \$4,000,000

Lease Price: Buildings 1 & 3: \$9.25/sq. ft. Land: \$60,000/acre

**BUILDING 2: 3,500 SF** 





FOR SALE

OR LEASE

**BUILDING 3: 10,460 SF** 





**BUILDING 4: 1,428 SF** 





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