

AVAILABLE

FOR SALE OR LEASE

16513 Conneaut Lake Rd. Meadville, PA

16335 Sale Price: \$3,500,000

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

AERIAL:



PROPERTY HIGHLIGHTS:

SALE PRICE:	\$3,500,000
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:	± 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

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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	32,720	42,937
MEDIAN HH INCOME	\$48,380	\$51,140	\$53,110



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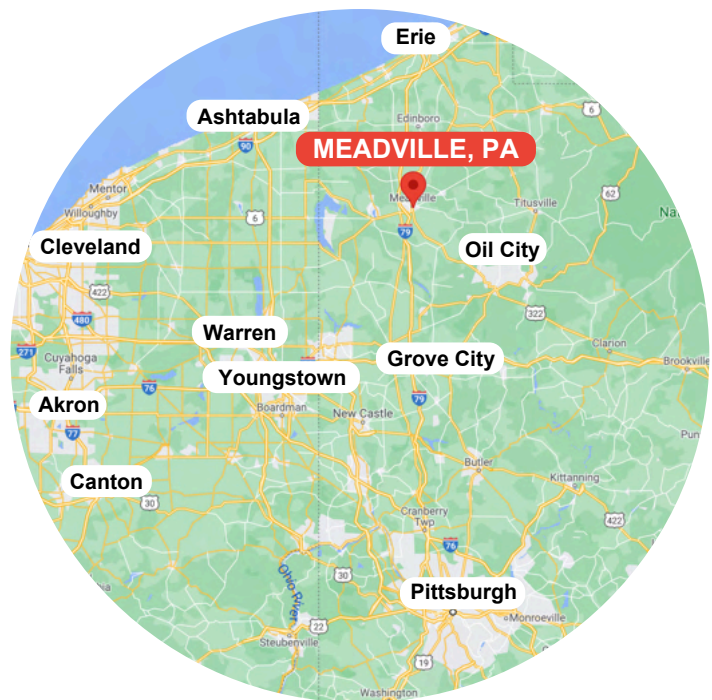
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SITE OVERVIEW:



PROPERTY DETAILS:

EXISTING PROPERTY GLA:	Up To 26,668 SF		
	11,300 SF (Building 1)		
	3,500 SF (Building 2)		
	10,460 SF (Building 3)		
	1,428 SF (Building 4)		
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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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