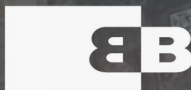


PRIME RETAIL DEVELOPMENT

16585 Conneaut Lake Road | Meadville, PA 16335

FOR SALE



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

FOR MORE INFORMATION PLEASE CONTACT
Drew R. Baldwin
dbaldwin@baldwinbros.com | P: 814.454.4541 ext. 235

OFFERING SUMMARY

LOCATION

16585 Conneaut Lake Road
Meadville, PA 16335



OFFERING SUMMARY

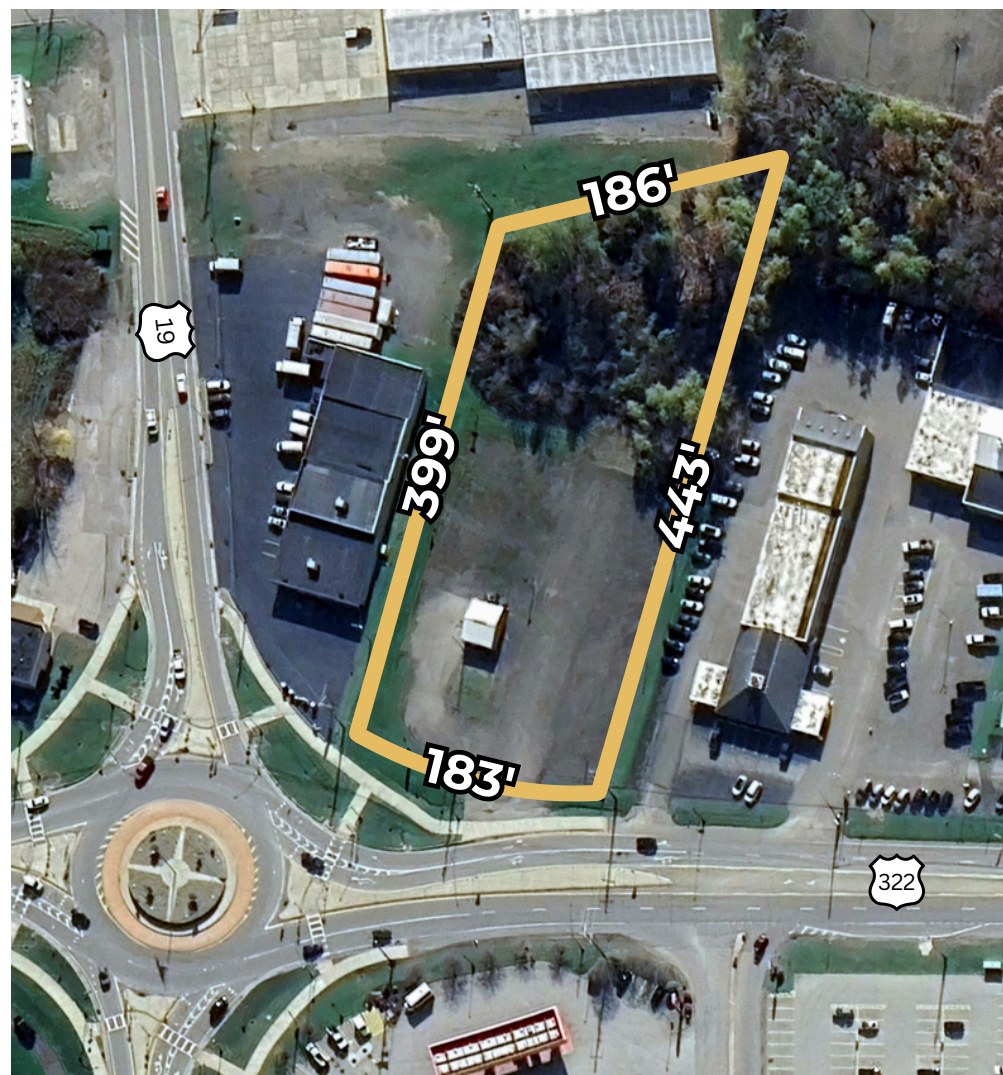
Price:	\$395,000
Lot Size:	±2.50 Acres
Lot 1:	±2.00 Acres
Lot 2:	±0.50 Acres

PROPERTY SUMMARY

Type:	Vacant Land
Zoning:	CC (Conneaut Corridor)
Potential Use:	QSR, Retail, and More
Frontage:	183'
Vehicles Per Day:	14,767

PROPERTY HIGHLIGHTS

- **Strategically located** in Meadville's main retail corridor, less than one mile off Interstate 79
- **Strong traffic counts** with over 14,700 vehicles per day on Conneaut Lake Road and 19,400 on Interstate 79
- **Nearby Walmart Supercenter** attracts over 1.9 million annual visitors
- **Surrounded by a mix of national tenants**, including Aldi, Chipotle, Sheetz, Taco Bell, Walmart, and more



DEMOGRAPHICS

	3-MILE	7-MILE	10-MILE
2023 Population:	7,001	30,930	39,524
Households:	3,332	13,622	17,035
Average HH Income:	\$84,397	\$87,995	\$87,978

MARKET AERIAL

