

FOR SALE

PRIME MIXED USE OPPORTUNITY

1915 E 36th Street | Erie, Pennsylvania 16510



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

FOR MORE INFORMATION PLEASE CONTACT
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OFFERING SUMMARY

LOCATION

1915 E 36th Street
Erie, Pennsylvania 16510



OFFERING SUMMARY

Price:	\$750,000
Square Feet:	±9,784
Acres:	±1.79

PROPERTY SUMMARY

Type:	Former Call Center
Year Built:	1994
Zoning:	M-1 (Light Manufacturing)
Potential Use:	Office, Warehouse, and More
Utilities:	Public

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2023 Population:	10,352	76,171	133,269
Households:	4,427	29,760	54,818
Average HH Income:	\$77,266	\$70,424	\$73,346



PROPERTY HIGHLIGHTS

- **Conveniently located** just 0.5 miles from the Bayfront Connector and 2.5 miles from Interstate 90
- **1.79-acre site with ample paved parking**, including a fully fenced rear lot ideal for outdoor storage, loading operations or future expansion
- **Convenient public transit access** with Shoreline Metro's Route 15 stop at E 38th St & Zimmerman Rd just 0.3 miles north of the property
- **Strong demographics** with over 75,000 people within a 3-mile radius and over 130,000 within 5 miles