# FOR LEASE

# **PRIME RETAIL OPPORTUNITY**

2411 W. 12th Street | Erie, Pennsylvania 16505



Baldwin Brothers, Inc. 2540 Village Common Drive, Erie, Pennsylvania 16506 P: 814.454.4541 | Baldwinbros.com

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FOR MORE INFORMATION PLEASE CONTACT John A. Munch | Senior Vice President jmunch@baldwinbros.com | P: 814.454.4541 ext. 254

# **OFFERING SUMMARY**

### LOCATION

2411 W. 12th Street Erie, Pennsylvania 16505



#### **OFFERING SUMMARY**

Туре:	Freestanding
Square Feet:	±19,840
Lot Size:	±1.23 Acres

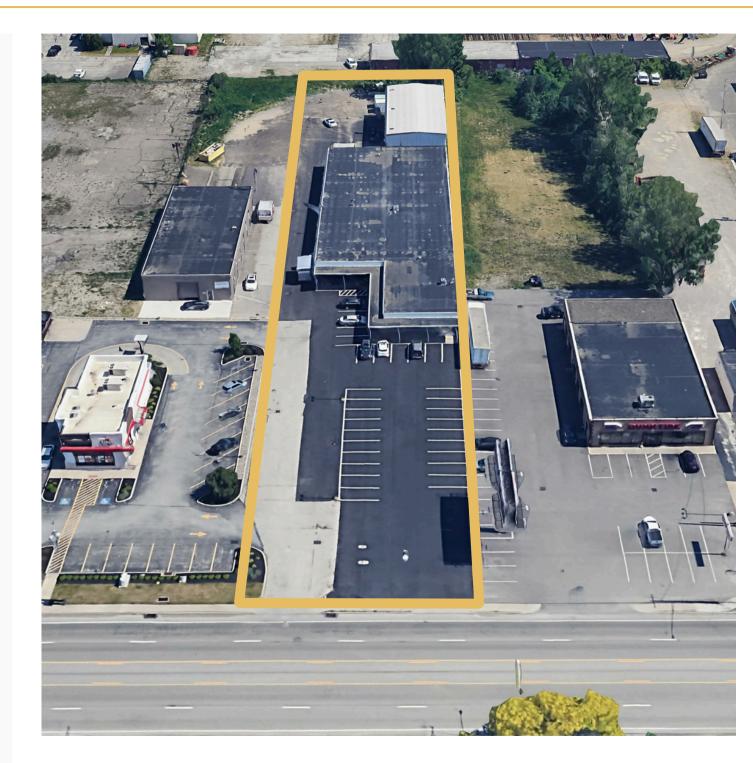
Contact Broker for Pricing

#### **PROPERTY SUMMARY**

Zoning:	MU-2 (Mixed Corridor Use)		
Potential Use:	QSR, Retail, and More		
Frontage:	86' (W. 12th Street)		

### **PROPERTY HIGHLIGHTS**

- > Prime visibility and access on W. 12th Street, a major retail corridor with 21,881 vehicles per day.
- Ideally positioned between three major shopping centers in one of Erie's busiest commercial areas.
- Surrounded by top national retailers, including Chipotle, Starbucks, Chick-fil-A, Panera, Giant Eagle, and more.
- > Conveniently located just 0.5 miles off Interstate 79, the region's primary north-south route with 33,000 vehicles per day.



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2023 Population:	5,885	69,202	131,905
Households:	2,947	31,516	56,579
Average HH Income:	\$85,023	\$78,801	\$82,210

### **MARKET AERIAL**

