

PRIME RETAIL OPPORTUNITY

2411 W. 12th Street | Erie, Pennsylvania 16505

FOR LEASE



Baldwin Brothers, Inc.

2540 Village Common Drive, Erie, Pennsylvania 16506
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FOR MORE INFORMATION PLEASE CONTACT

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OFFERING SUMMARY

LOCATION

2411 W. 12th Street
Erie, Pennsylvania 16505



OFFERING SUMMARY

Type:	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

