

PRIME RETAIL DEVELOPMENT

2527-2545 Zimmerly Road | Erie, Pennsylvania 16506

FOR SALE / LEASE



Baldwin Brothers, Inc.

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

FOR MORE INFORMATION PLEASE CONTACT

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OFFERING SUMMARY

LOCATION

2527-2545 Zimmerly Road
Erie, PA 16506



OFFERING SUMMARY

Sale Price:	\$825,000
Lease Rate:	Contact Broker For Pricing
Square Feet:	1,500 - 12,000 SF (Build-to-Suit)

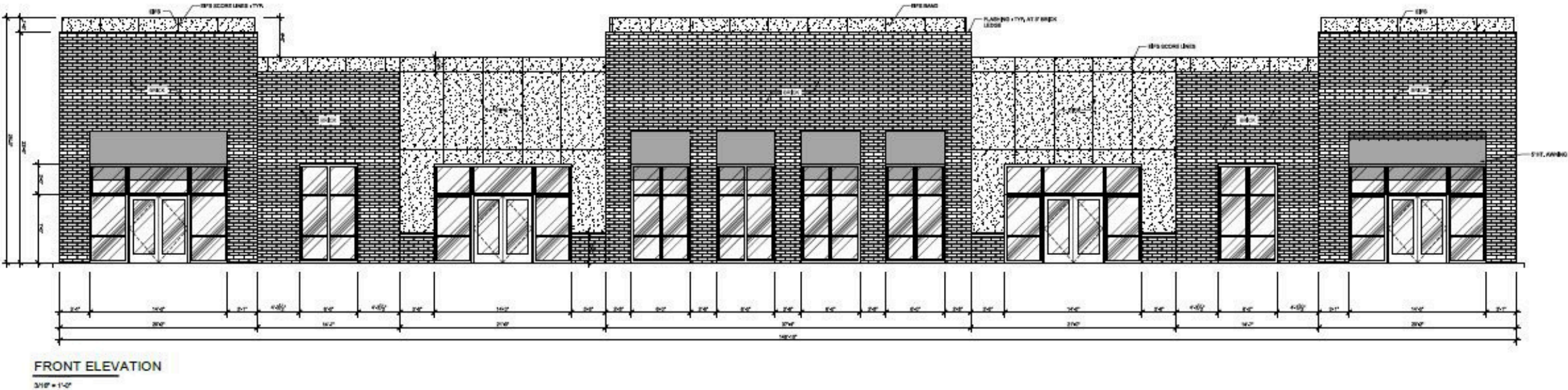
PROPERTY SUMMARY

Lot Size:	2.35 - 3.28 Acres
Zoning:	MU-2 (Corridor Mixed-Use District)
Potential Use:	QSR, Retail, and More
Frontage:	300'

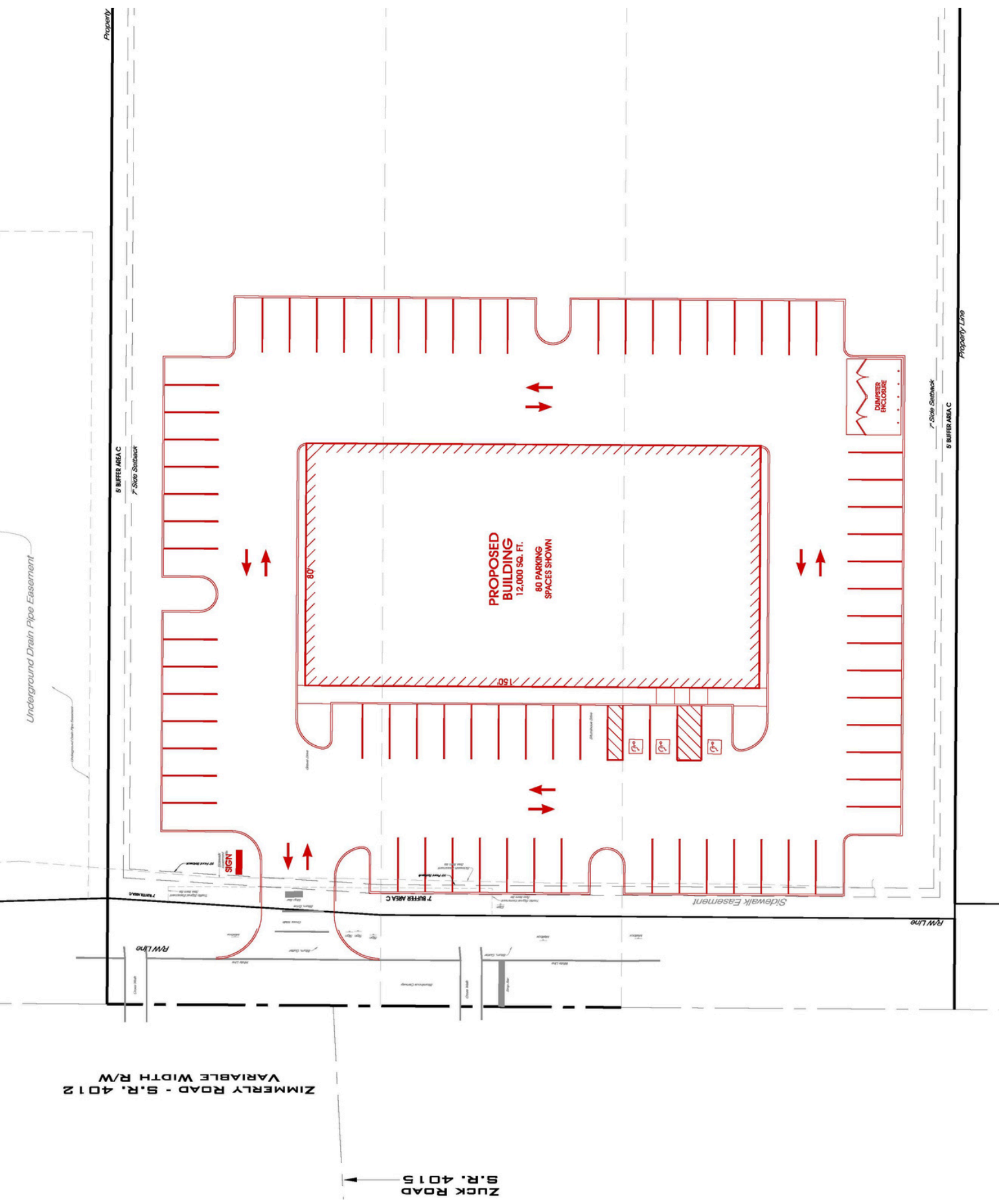
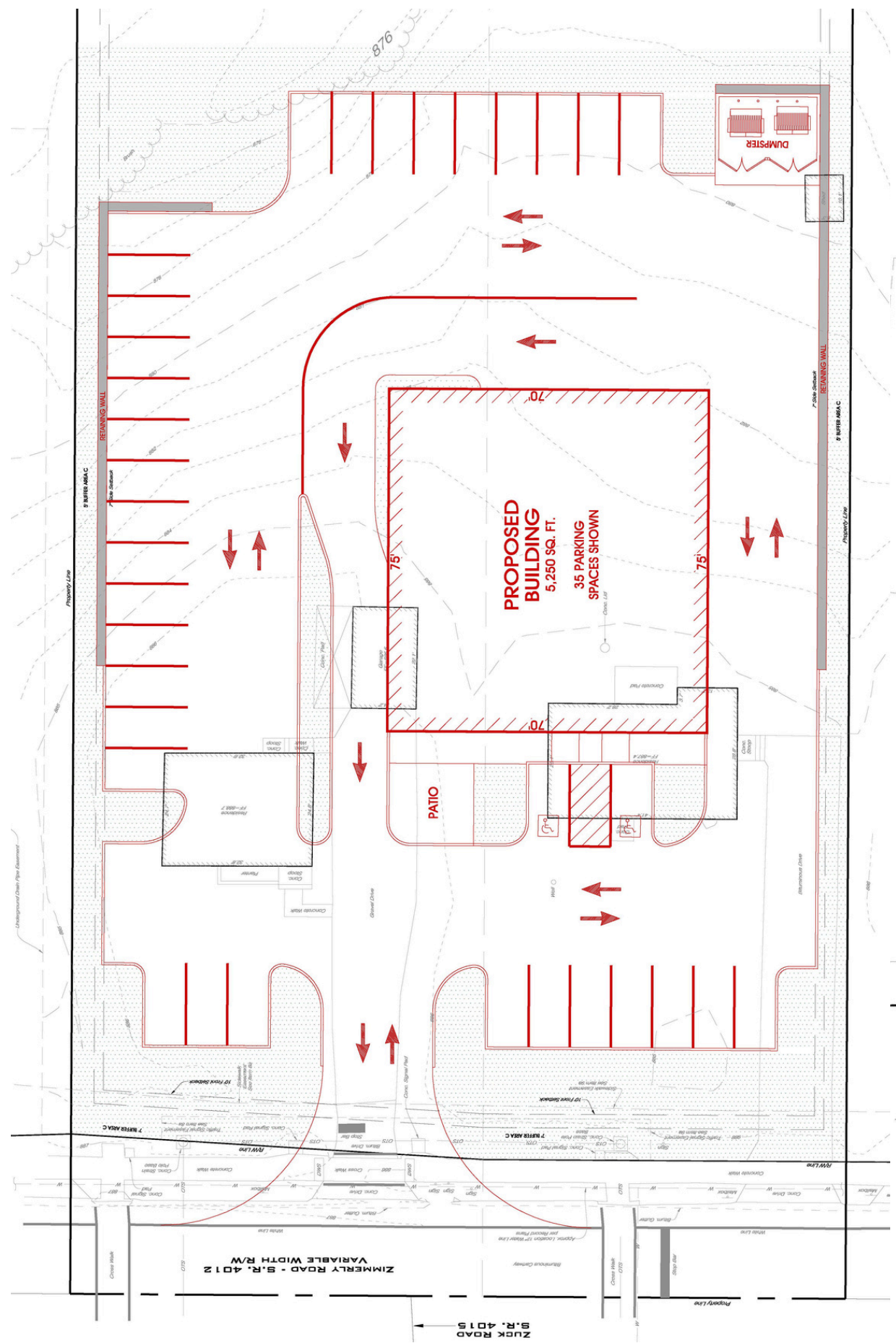
PROPERTY HIGHLIGHTS

- > **Prime location in a high-traffic area**, with traffic counts exceeding 23,500 vehicles per day.
- > **Located at a signalized intersection** offering excellent access and exposure.
- > **Close proximity to Millcreek Mall**, a super-regional shopping destination attracting over 12.3 million annual visitors.
- > **Convenient access to Interstate 79**, just 0.3 miles away, the area’s main north-south route with over 33,000 vehicles per day.

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2023 Population:	6,318	55,188	130,448
Households:	2,979	24,525	56,531
Average HH Income:	\$93,991	\$94,540	\$85,285



LEASING PLANS



MARKET AERIAL

