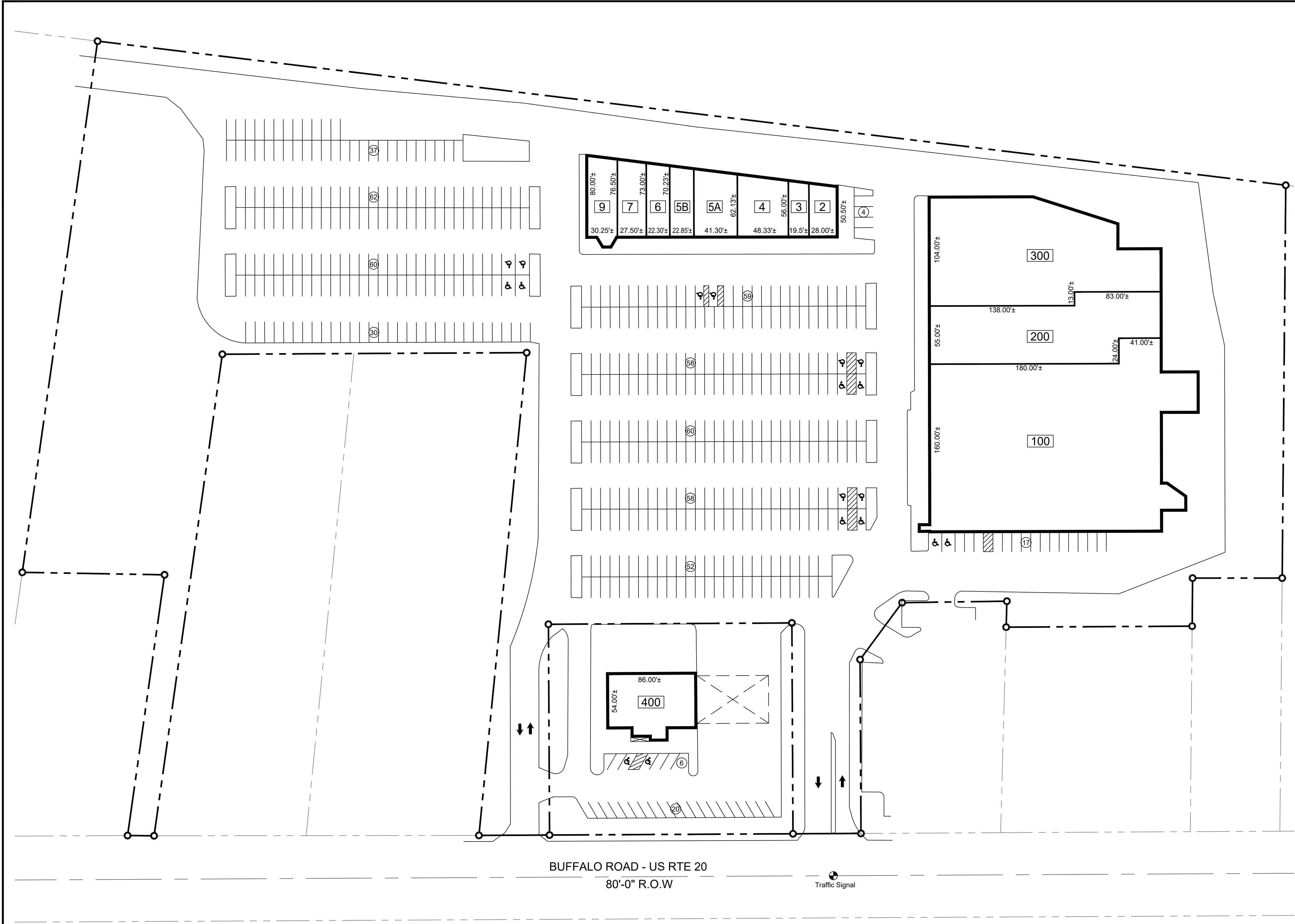
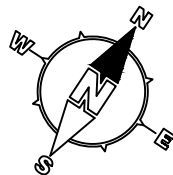
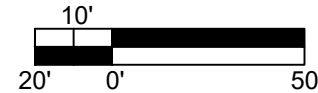




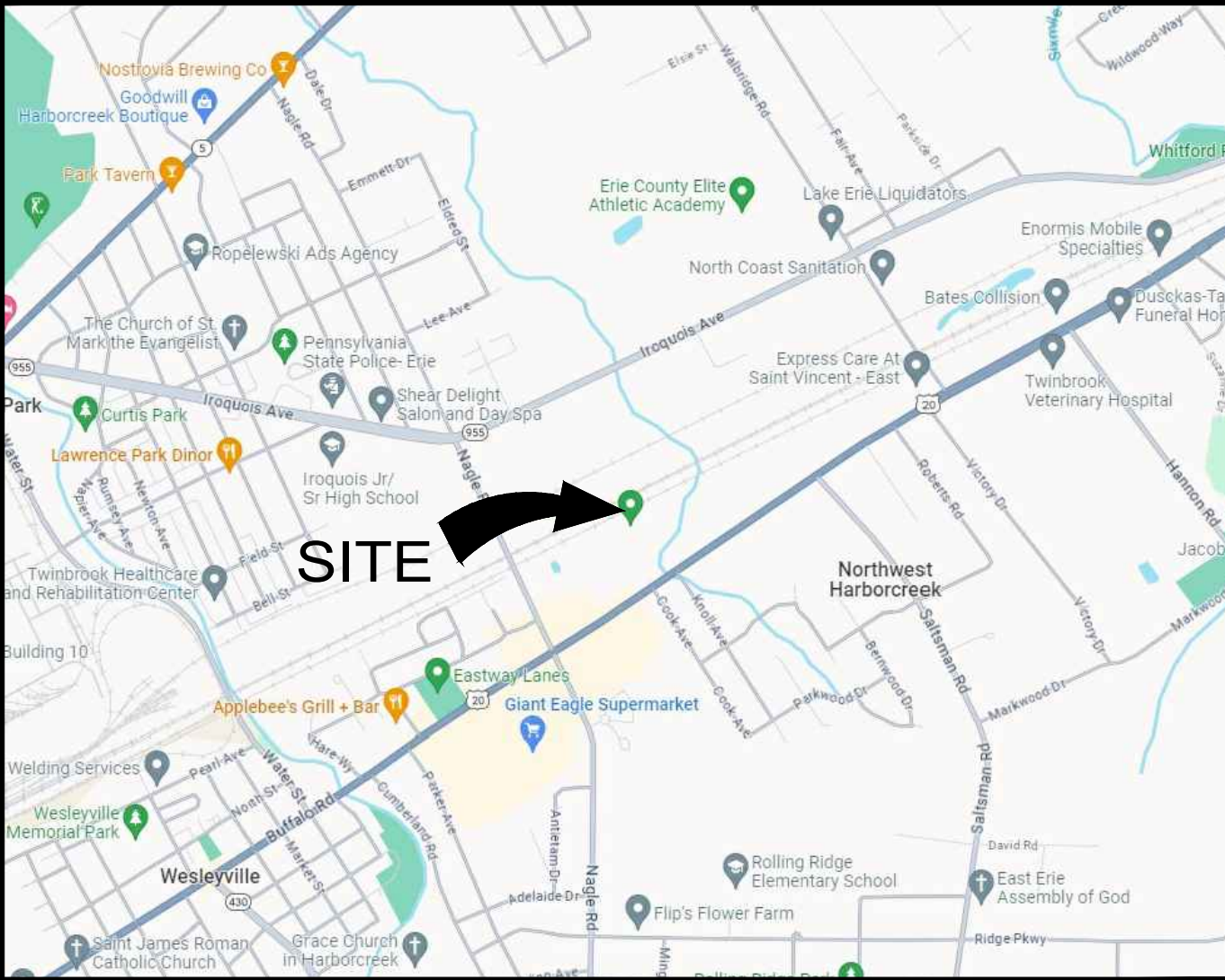
TENANT PLAN

SCALE: 1" = 50'-0"



4500 BUFFALO ROAD
BALDWIN BROTHERS, INC.
2540 VILLAGE COMMON DR.
ERIE, PENNSYLVANIA

LOCATION MAP



SITE DATA

SITE AREA	11.693 ACRES
PARKING PROVIDED	497 SPACES
BUILDING 'A'	15,244 SF
BUILDING 'B'	70,453 SF
TOTAL BUILDING AREA	85,697 SF

OUTPARCEL:	
SITE AREA	1.0606 ACRES
PARKING PROVIDED	26 SPACES
BUILDING AREA	5,000 SF
4,056	64.16'±

TENANT SCHEDULE

NO.	AREA	FRONT	TENANT'S NAME
BUILDING A			
2	1,600	28.00'±	LITTLE CAESARS PIZZA
3	919	19.50'±	CLASSY HAIR & SPA
4	2,903	48.33'±	SMOKER FRIENDLY
5A	2,474	41.30'±	WINGSTOP
5B	1,576	22.85'±	UPS STORE
6	1,593	22.30'±	GALAXY NAILS
7	1,976	27.50'±	DRAYER PHYSICAL THERAPY
9	2,197	30.25'±	STEFANELLI'S CANDIES

BUILDING B

100	39,906	160.00'±	PRICE RITE
200	11,887	55.00'±	AVAILABLE
300	18,660	104.00'±	PLANET FITNESS

OUT PARCEL

400	5,000	86.00'	PNC BANK
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ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE
AND ARE SHOWN FOR DISPLAY PURPOSES ONLY

BB

Baldwin Brothers, Inc.
Real Estate Services

SINCE 1894

2540 VILLAGE COMMON DR. ERIE, PENNSYLVANIA 16506
PHONE (814) 454-4541 FAX: (814) 455-3288

GARY MATCZAK ARCHITECTS
4509 WEST RIDGE ROAD
ERIE, PA. 16506
814-836-8500

4500 BUFFALO ROAD
4500 BUFFALO ROAD
ERIE, PENNSYLVANIA 16510



NO.	DATE	REVISION
L		1
PROJECT NO.	0859T	
DATE	8 AUG 2025	