

4500 BUFFALO ROAD

4500 Buffalo Road | Erie, Pennsylvania 16510

FOR 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

4500 Buffalo Road
Erie, PA 16510



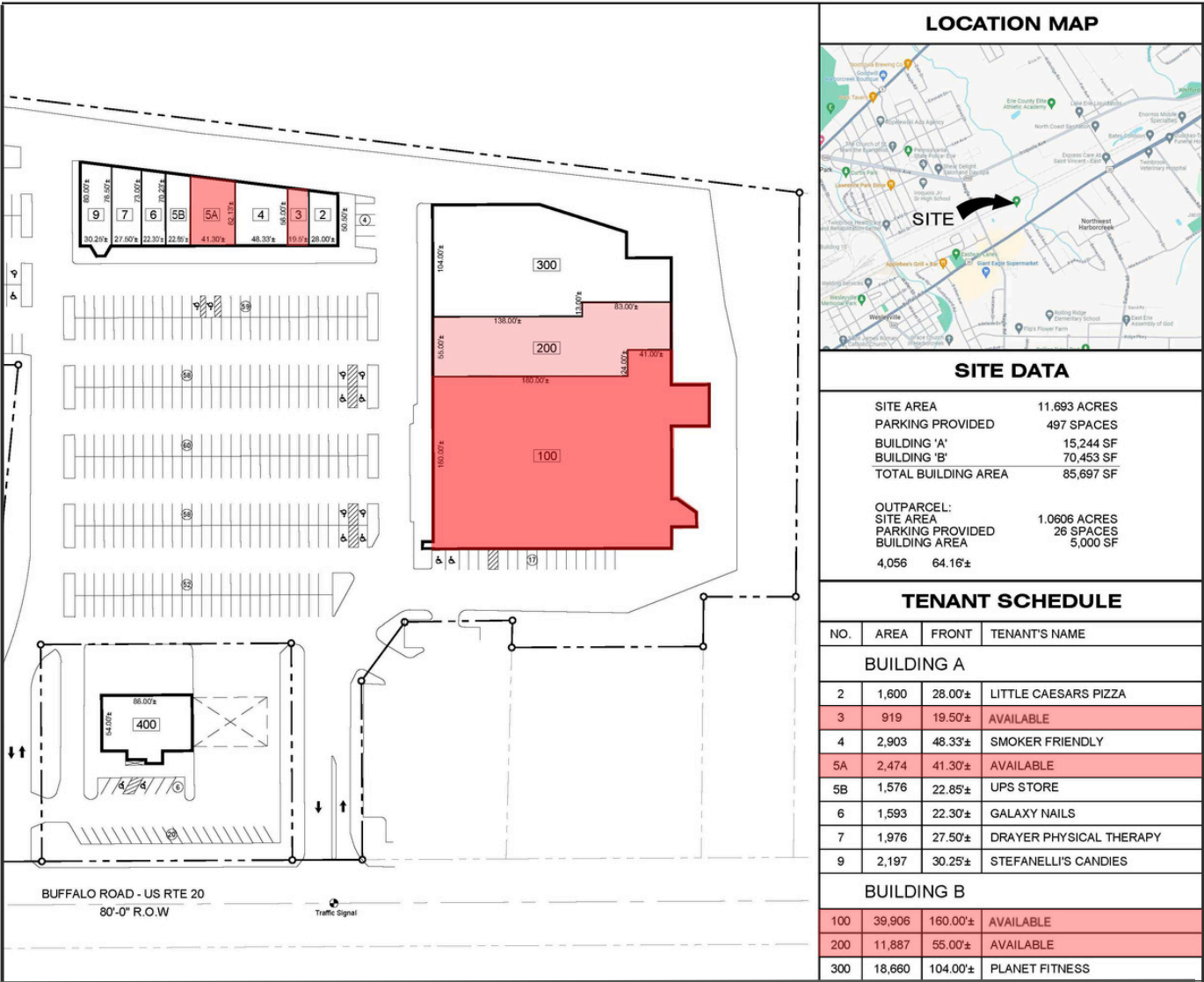
SPACE	SPACE SIZE	LEASE TYPE
Unit 3:	919 SF	NNN
Unit 5A:	2,474 SF	NNN
Unit 100:	39,906 SF	NNN
Unit 200:	11,887 SF	NNN

Contact Broker for Pricing

PROPERTY SUMMARY

Site Area:	±11.69 Acres
Building Area:	±85,697 SF
Parking Provided:	497
Vehicles Per Day:	13,400 (Buffalo Road)

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2023 Population:	6,979	36,520	87,942
Households:	2,787	14,277	34,942
Average HH Income:	\$84,833	\$81,898	\$70,687



PROPERTY HIGHLIGHTS

- **Prime location in the heart of Harborcreek's main retail corridor**, situated at a signalized intersection with excellent access
- **High-traffic area**, with over 13,000 vehicles per day on Buffalo Road
- **Surrounded by top national retailers**, including ALDI, Chipotle, Giant Eagle, Starbucks and more.
- **Flexible leasing options**, including space available on the plaza's superior pylon sign and combined units offering up to 51,793 SF (Units 100 & 200)

MARKET AERIAL

