

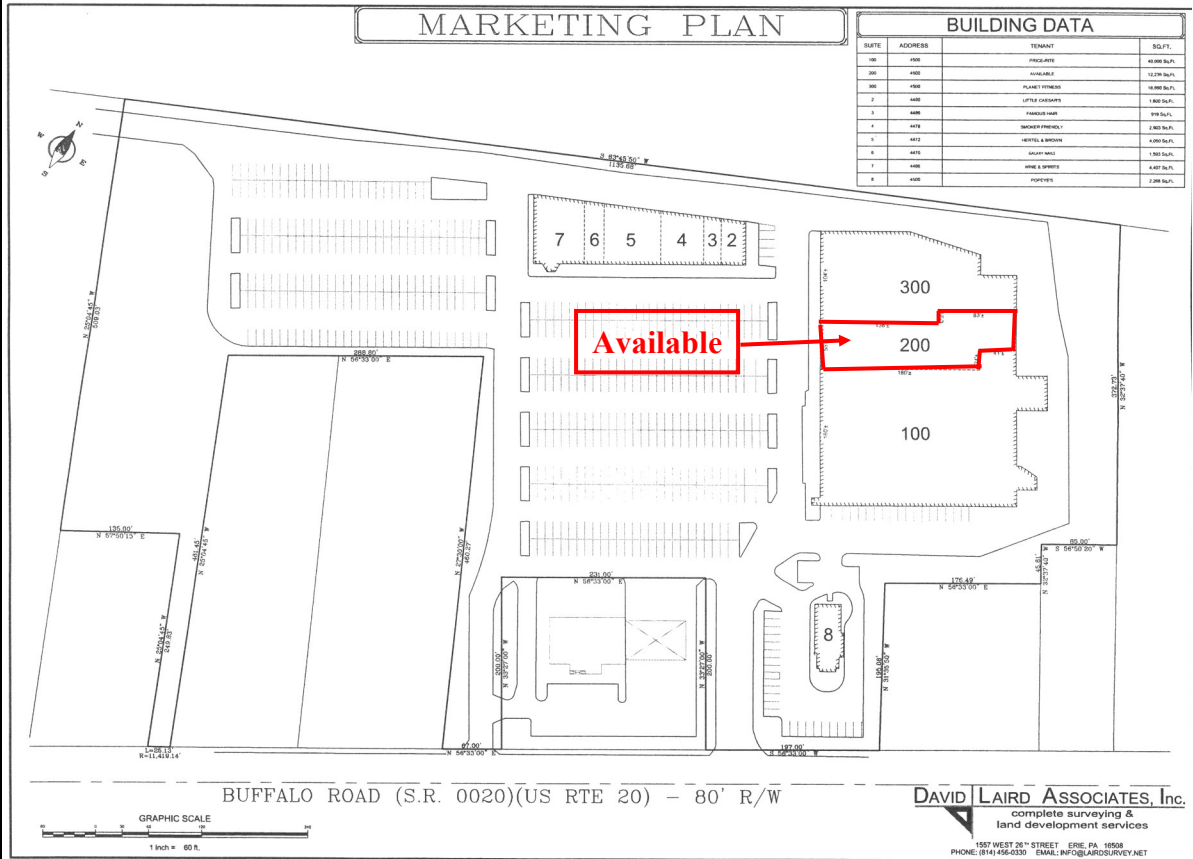
AVAILABLE

4500 Buffalo Road (Former Giant Eagle Plaza)
Erie, PA 16510

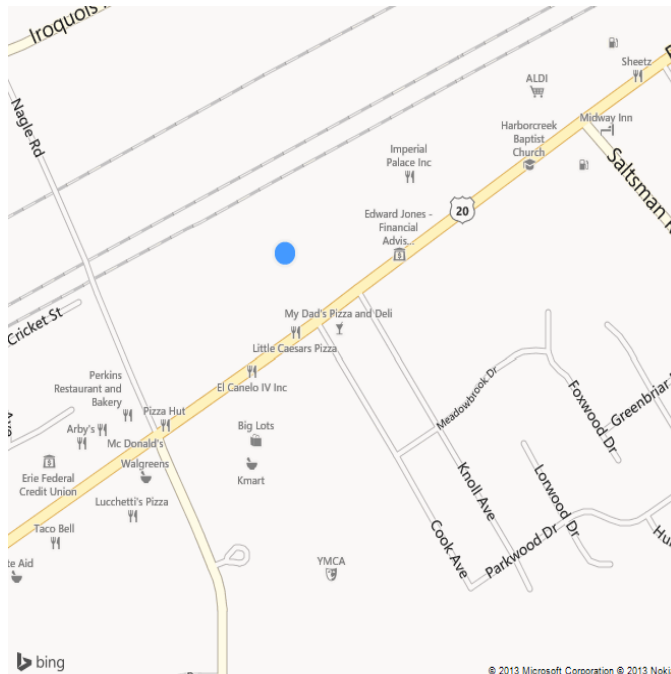
FOR LEASE



Baldwin Brothers, Inc.
2540 Village Common Dr.
Erie, Pennsylvania 16506
Tele: 814-454-4541
Fax: 814-455-3288
www.baldwinbros.com



MAP



DESCRIPTION

- Great big box opportunity on busy Buffalo Road
- Signalized access
- Superior pylon signage
- Owner will subdivide
- 12,239 sq. ft. available

DEMOGRAPHICS

- Population
 - 5 Mile - 92,776
 - 7 Mile - 141,659
 - 10 Mile - 186,832
- Average HH Income
 - 5 Mile - \$53,226
 - 7 Mile - \$56,903
 - 10 Mile - \$60,508

For more information, contact:

John A. Munch

Senior Vice President

P: 814-454-4541, ext. 254

F: 814-455-3288

jmunch@baldwinbros.com

The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified and make no guarantee, warranty or representation about it. It is the responsibility of the client to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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