AVAILABLE

7541Peach Street Erie, Pennsylvania 16509

FOR LEASE

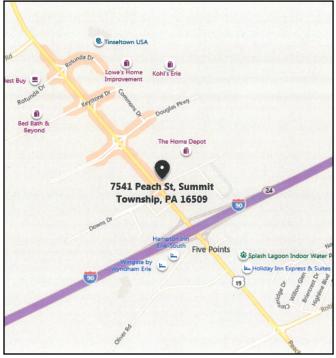


Baldwin Brothers, Inc.

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



MAP



DESCRIPTION

- Outparcel site available with outstanding access & visibility
- At entrance to Super Walmart/ Home Depot
- 34,000 VPD
- Signalized access

DEMOGRAPHICS

- Population
 - · 5 Mile 126,680
 - · 7 Miles 174,651
 - · 10 Miles 204,356
- Average HH Income
 - · 5 Mile \$68,485
 - · 7 Miles \$66,660
 - · 10 Miles \$69,030

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 logial advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the substituty of the property for your needs.

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