

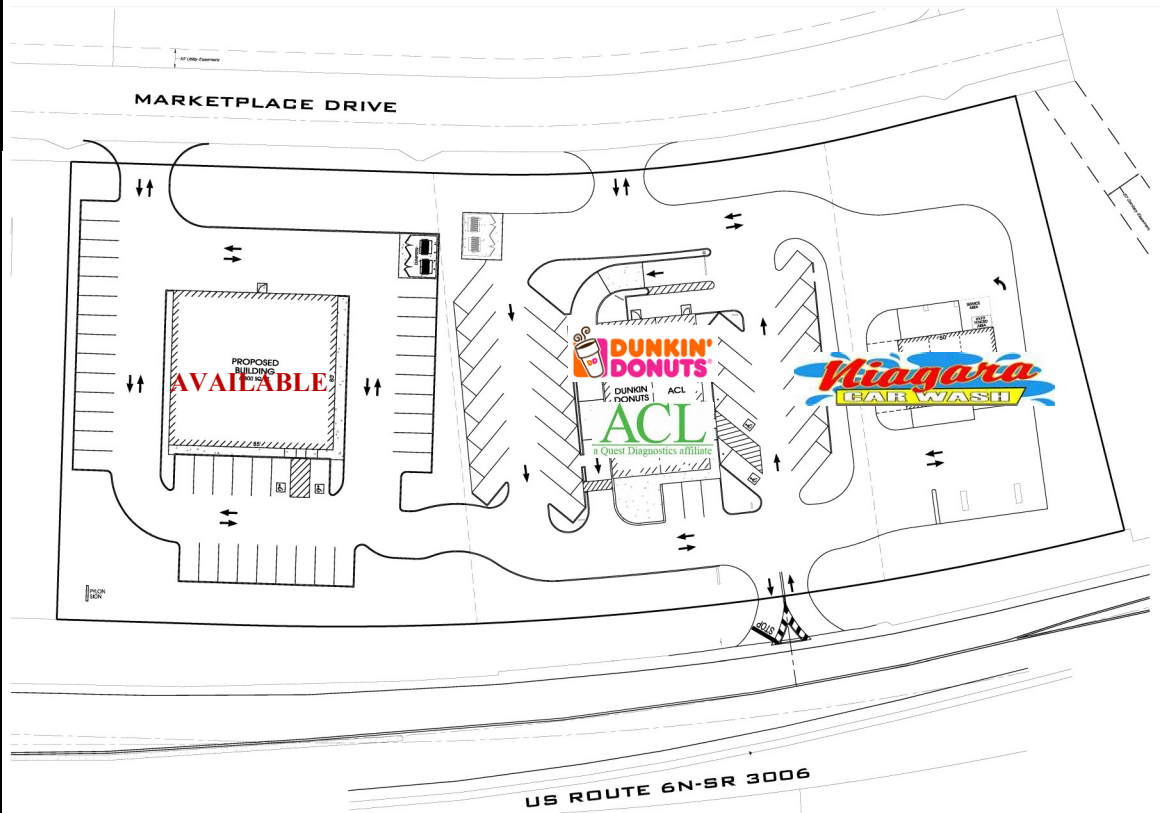
BUILD-TO-SUIT / GROUND LEASE

I-79/Route 6N
Edinboro, PA 16412

FOR SALE



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



MAP



DESCRIPTION

- Development opportunity
- Parcel C is 1.4 Ac
- Located at I-79 exit - Edinboro, PA
- I-79 - 21,000 VPD
- Rt. 6N-11,000 VPD
- Main Interstate exit for PennWest University at Edinboro
- Shadow anchored by Super Walmart-Tractor Supply-O'Reilly Auto Parts

DEMOGRAPHICS

- Population
 - 3 Mile - 8,523
 - 5 Mile - 12,103
 - 10 Mile - 32,911
- Average HH Income
 - 3 Mile - \$59,997
 - 5 Mile - \$64,366
 - 10 Mile - \$71,634

For more information, contact:

John A. Munch

Senior Vice President

P: 814-454-4541, ext. 254

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jmunch@baldwinbros.com

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