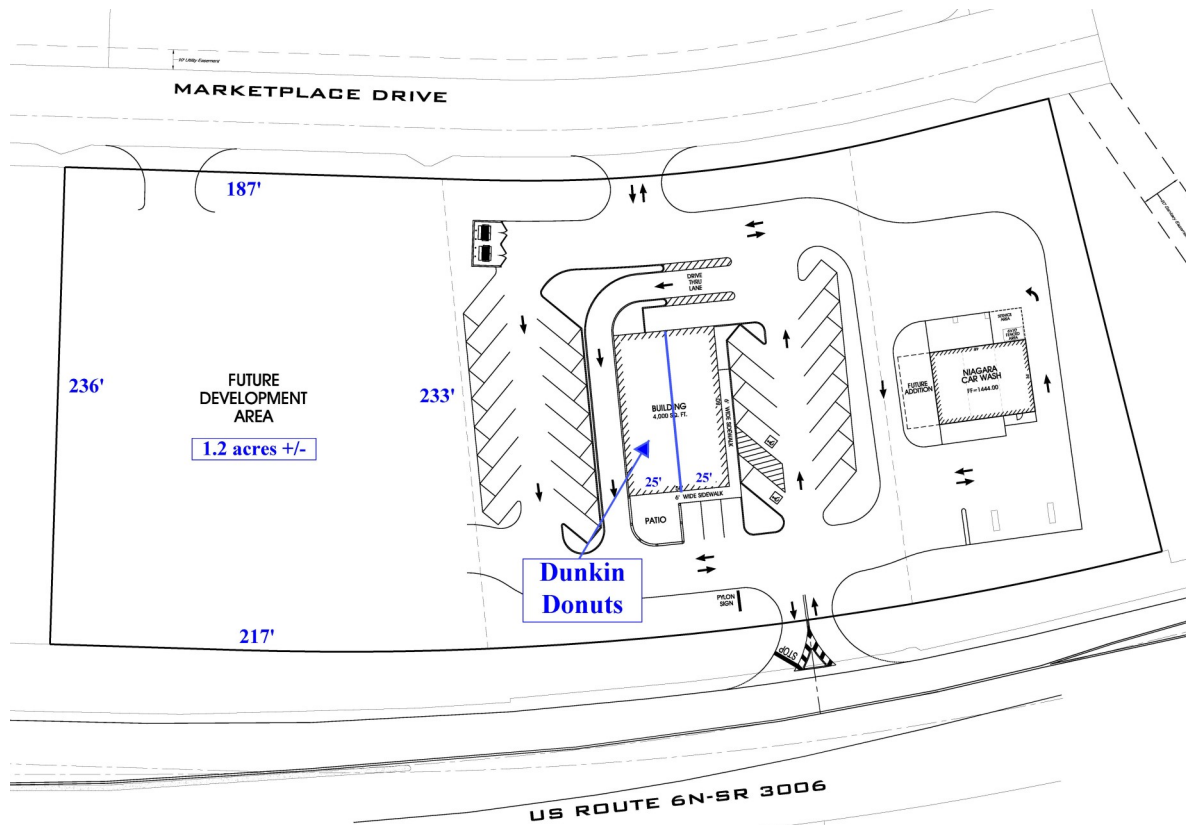


LAND AVAILABLE
I-79/Route 6N
Edinboro, PA 16412

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

- Development opportunity
- Parcel B is 1 Ac
- 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 Edinboro University
- 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

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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