

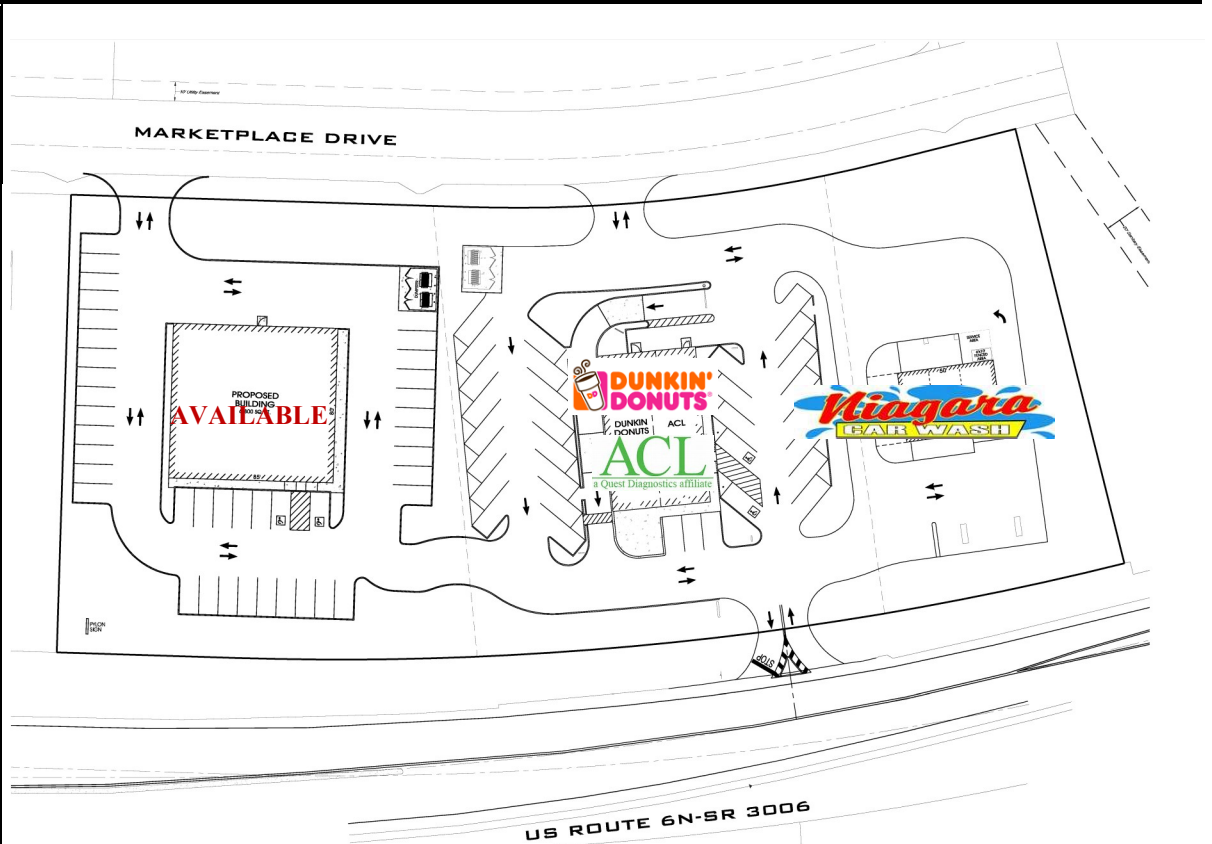
# BUILD-TO-SUIT / GROUND LEASE

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 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

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