

LAND AVAILABLE

I-79/Route 6N, Lot #4
Edinboro, PA 16412

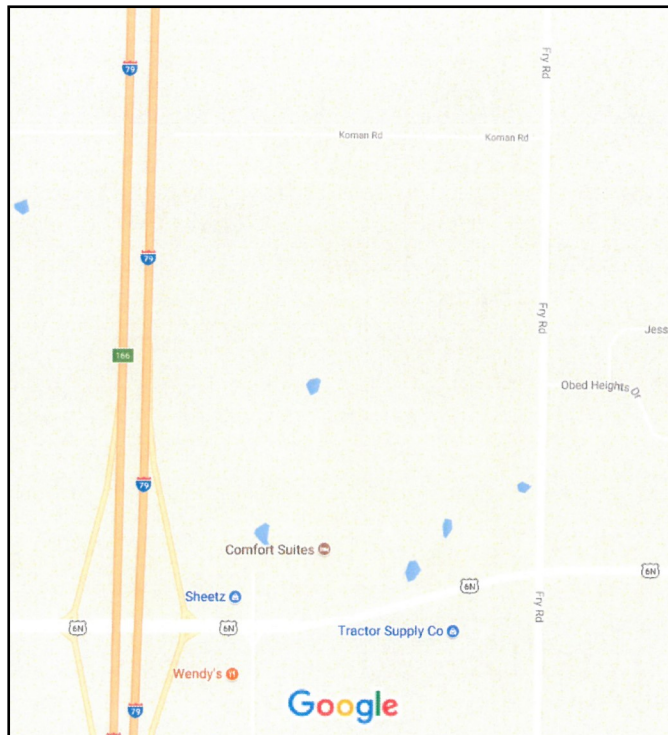
FOR SALE



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
- Just off I-79 exit for Edinboro
- 17,000 VPD
- Shadow anchored by Super Walmart
- Lot #4 Available 94.49 Acres

DEMOGRAPHICS

- Population
 - 1 Mile - 165
 - 3 Mile - 8,523
 - 5 Mile - 12,103
- Average HH Income
 - 1 Mile - \$65,291
 - 3 Mile - \$59,997
 - 5 Mile - \$64,366

For more information, contact:

John A. Munch

Senior Vice President

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