

LAKEWOOD PLAZA

2147-2185 W. 12th Street | Erie, Pennsylvania 16505

FOR LEASE



Baldwin Brothers, Inc.

2540 Village Common Drive, Erie, Pennsylvania 16506
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FOR MORE INFORMATION PLEASE CONTACT

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OFFERING SUMMARY

LOCATION

Lakewood Plaza
2147-2185 West 12th Street
Erie, PA 16505

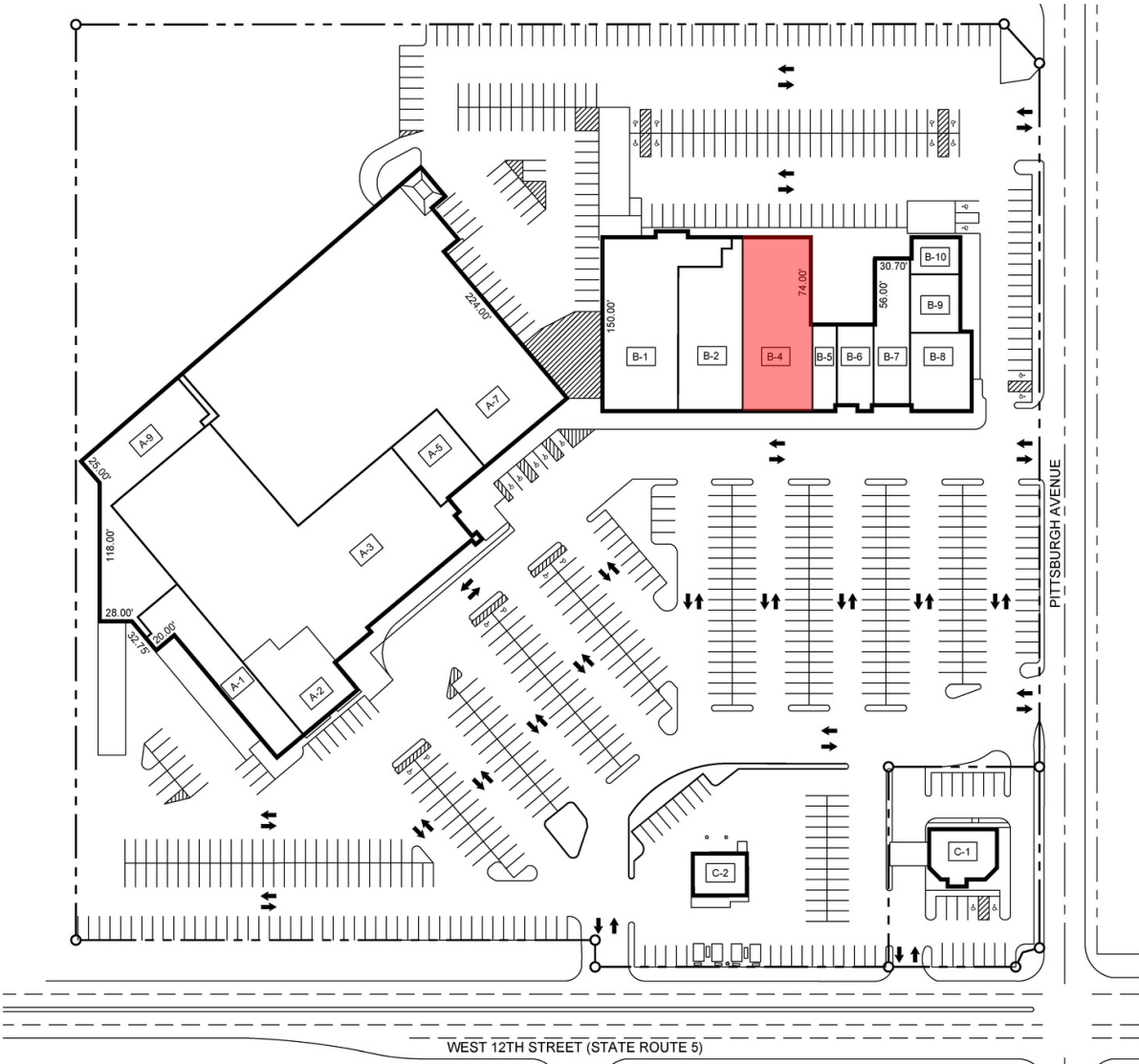


AVAILABLE	SPACE SIZE	LEASE RATE
B-4	9,000 SF	Contact Broker

OFFERING SUMMARY

Site Area	±15.61 Acres
Parking Provided	737 Spaces
Building A	91,862 SF
Building B	42,432 SF
Building C	4,027 SF
TOTAL BUILDING AREA	138,321 SF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population:	6,193	70,856	133,072
Households:	3,076	32,171	57,113
Average HH Income:	\$83,926	\$79,364	\$82,091



PROPERTY HIGHLIGHTS

- Located at the signalized intersection of W. 12th Street and Pittsburgh Ave, with a combined traffic count of over 31,000 VPD
- Highly visible center offers multiple access points and ample parking
- Surrounded by a mix of national and local tenants, including Chipotle, Starbucks, T-Mobile, Wendy's, and more
- Space available on the plaza's prominent pylon sign

MARKET AERIAL

