

FOR LEASE

NORTH COAST PLAZA

COMMERCIAL/INDUSTRIAL
5739-5757 WEST RIDGE ROAD, ERIE, PA 16506



SHORT AND LONG TERM LEASE OPPORTUNITIES!

BALDWIN BROTHERS, INC.

2540 VILLAGE COMMON DRIVE

ERIE, PA 16506

WWW.BALDWINBROS.COM



FOR LEASE
NORTH COAST PLAZA



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COMMERCIAL/INDUSTRIAL SPACE
5739-5757 WEST RIDGE ROAD



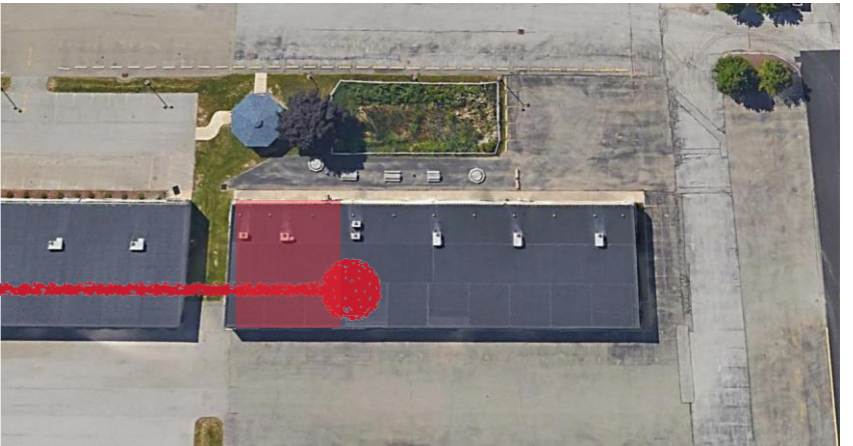
+ Available Space- Building A
Former Fortis College
29,050 SF

\$6/SF
(+ CAMTI
\$3.30/SF)



+ Available Space- Building B
Former Fortis College
1,000-8,000 SF

\$8/SF
(+ CAMTI
\$3.30/SF)



+ Available Space- Building C
Former Fortis College



COMMERCIAL/INDUSTRIAL SPACE
5739-5757 WEST RIDGE ROAD

+ **Available Space- Building D**
Former Fortis College
12,000 SF

\$6/SF
(+ CAMTI
\$3.30/SF)



+ **Available Space- Building E**
Former Dental School



+ **Available Space- Building I**
Former Fortis College



DEMOGRAPHICS & PROXIMITY FEATURES



- Abundant parking
- Adjacent to the new Institute of Medical and Business Careers
- 1/2 mile from Walmart, Wegmans and Lowe's
- 13,000 Annual Average Daily Traffic on West Ridge Road
- 2 miles from Erie International Airport
- Surrounding businesses include plastic molding and specialized industrial manufacturing



- 2019 Population Estimate - 5 mile radius- 48,745
- 2019 Estimated Avg. Income - 5 mile radius- \$88,054
- 2019 Households Estimate - 5 mile radius- 13,644

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