

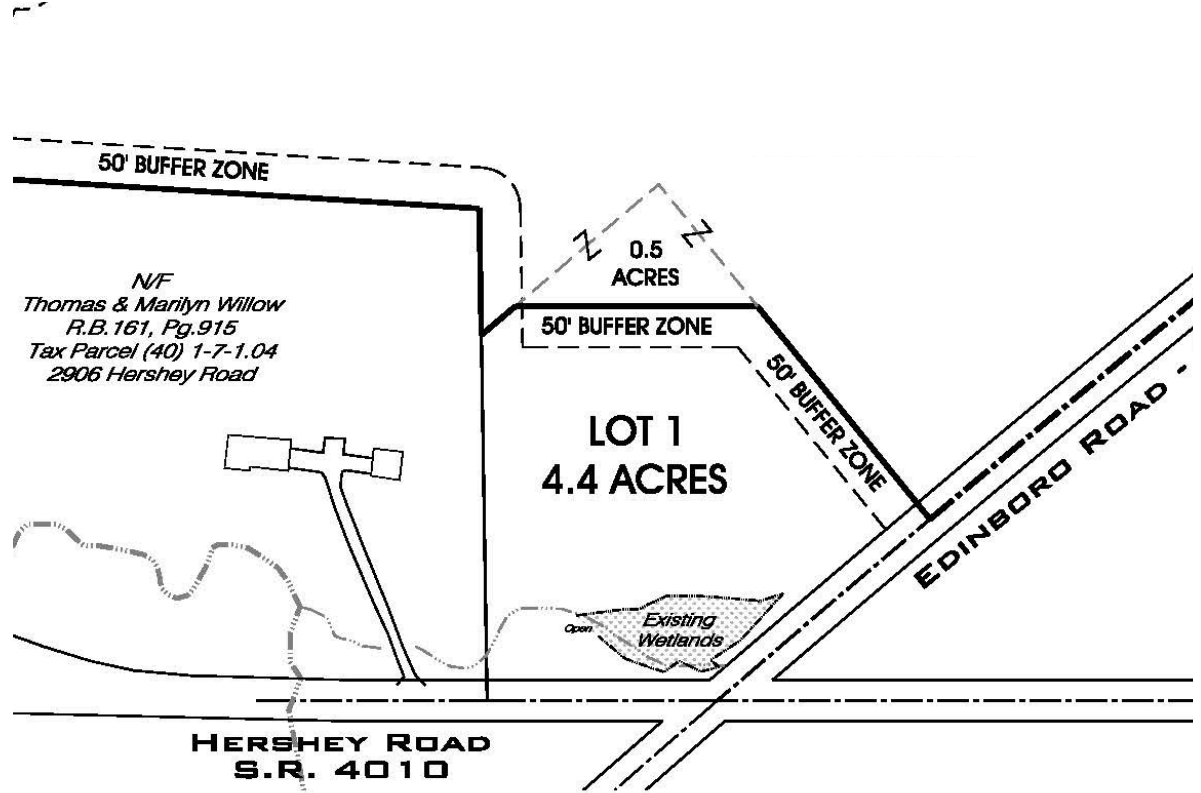
DEVELOPMENT LAND AVAILABLE

Route 99 & Hershey Roads Lot #1
Erie, Pennsylvania

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

- Close proximity to major retail trade area and surrounded by a new 180 unit apartment complex.
- High growth area
- Close to 2.2 MM Sq. Ft. Millcreek Mall
- Signalized corner
- 16,000 VPD

DEMOGRAPHICS

- Population
 - 1 Mile - 1,177
 - 3 Mile - 18,460
 - 5 Mile - 96,348
- Average HH Income
 - 1 Mile - \$93,785
 - 3 Mile - \$95,019
 - 5 Mile - \$68,163

For more information, contact:

John A. Munch

Senior Vice President

P: 814-454-4541, ext. 254

F: 814-455-3288

jmunch@baldwinbros.com

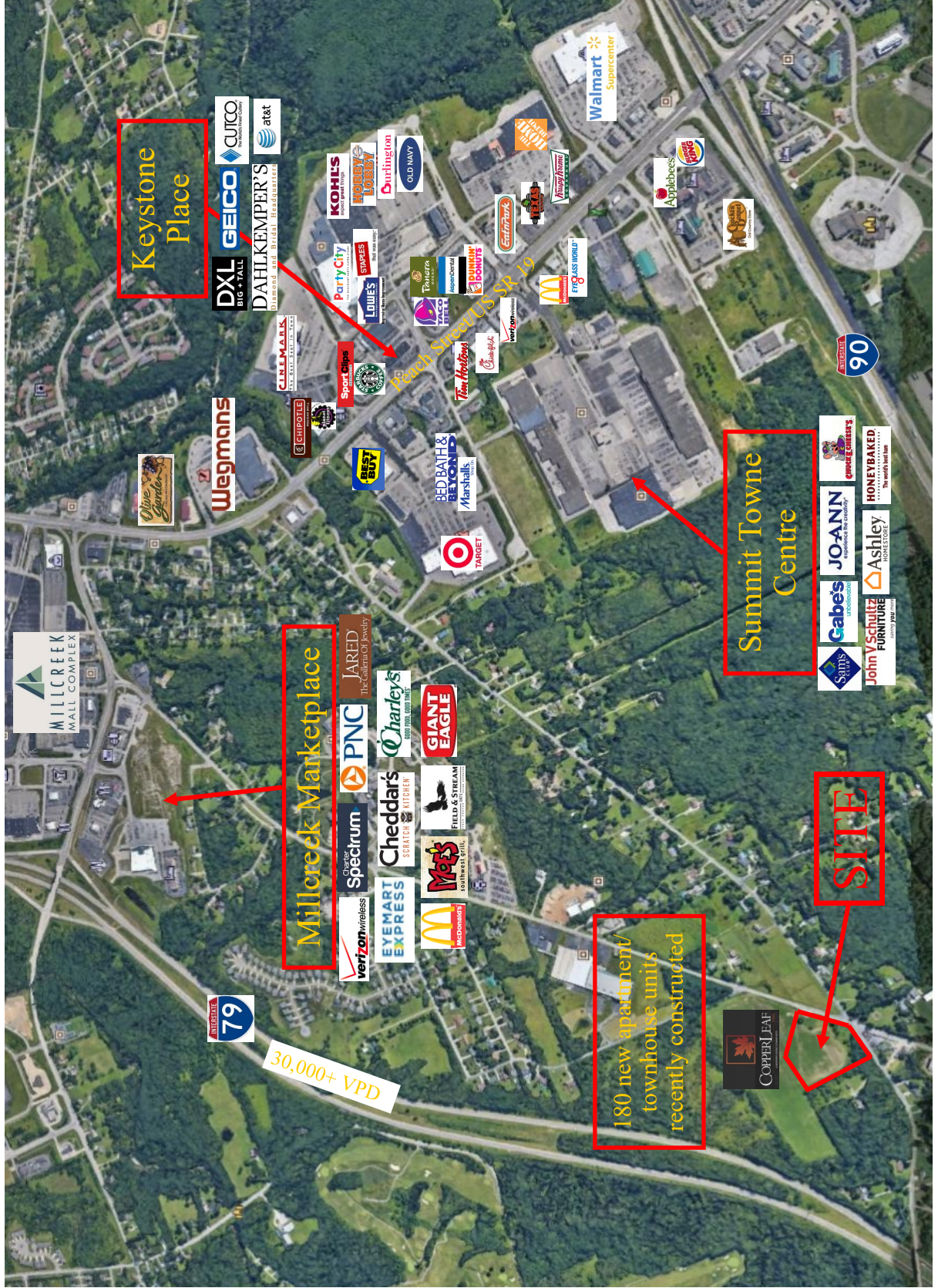
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DEVELOPMENT SITE AVAILABLE

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AERIAL



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