

SUMMIT TOWNE CENTRE

7200 Peach Street | Erie, Pennsylvania 16509

FOR LEASE



Baldwin Brothers, Inc.

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FOR MORE INFORMATION PLEASE CONTACT

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OFFERING SUMMARY

LOCATION

Summit Towne Centre

7200 Peach Street
Erie, PA 16509



SPACE	SPACE SIZE	LEASE TYPE
Unit 150:	15,000 SF	NNN
Unit 158:	1,630 SF	NNN
Unit 340:	4,542 SF	NNN
Unit 18 (Proposed):	3,600 SF	Build-to-Suit
Building Pad 600:	1.0 Acre(s)	Ground Lease

Contact Broker for Pricing

PROPERTY SUMMARY

Site Area:	±71.872 Acres
Building Area:	±541,318 SF
Parking Provided:	2,675
Vehicles Per Day:	32,803 (Peach Street)

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2023 Population:	2,365	35,628	113,354
Households:	1,286	15,682	48,030
Average HH Income:	\$82,532	\$89,099	\$80,753

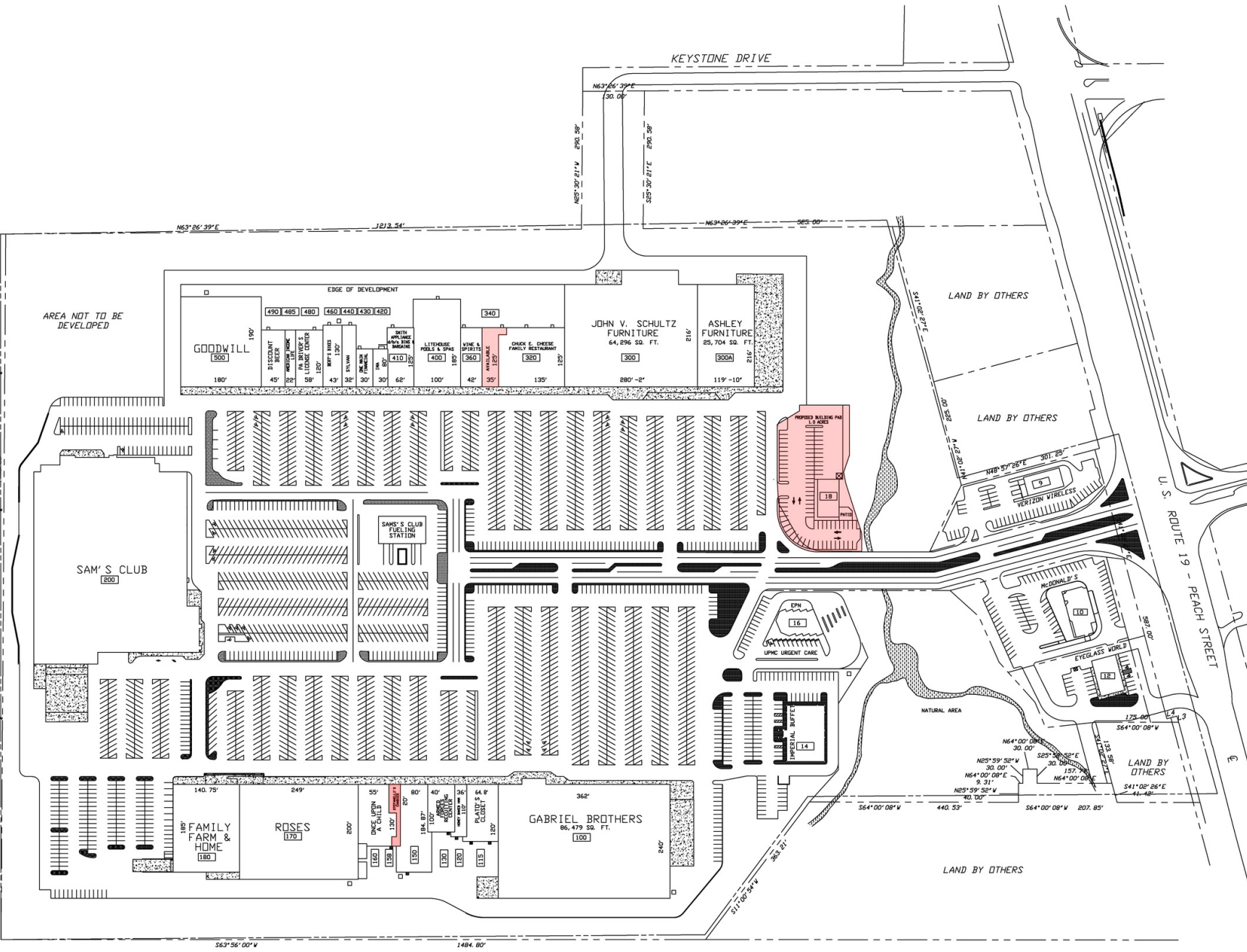


Anchored by Sam's Club / Over 1 million annual visitors

PROPERTY HIGHLIGHTS

- **Prime visibility and easy access**, located at the signalized intersection of Peach Street and Summit Towne Center Drive.
- **Anchored by Sam's Club**, within a 569,097 SF power center featuring a strong mix of national and regional tenants.
- **Just 1.5 miles from Millcreek Mall**, a premier retail destination with 12.3 million annual visits and 2.2 million SF of retail, dining, entertainment, and hospitality options.
- **Conveniently located near major highways**, only 1 mile from Interstate 90 (56,000 VPD) and 1.5 miles from Interstate 79 (35,000 VPD).
- **Situated in Erie's primary retail corridor**, with continued growth and surrounding retail developments.

LEASING PLAN



LOCATION MAP

SITE DATA

SITE AREA	71.872 ACRES
OUTPARCELS AREA	26,616 S.F.
BUILDING AREA	541,318 S.F.
PARKING	2,675 CARS (DOES NOT INCLUDE PARKING FOR OUTPARCELS)

TENANT SCHEDULE

ND.	BUILDING AREA	PARCEL AREA	OUTPARCELS
9	3,180	885 ACRES	VERIZON WIRELESS
10	3,200	1,310 ACRES	MCDONALD'S
12	3,978	721 ACRES	EYEGLASS WORLD
14	9,600	1.66 ACRES	IMPERIAL BUFFET
16	4,335	.88 ACRES	UPMC URGENT CARE
600	---	1.00 ACRES	FUTURE
ND.	AREA	FRONT	STORES
100	86,479	362	GABRIEL BROTHERS
115	7,680	64.8	PLATO'S CLOSET
120	3,960	36	HONEY BAKED HAM
130	4,000	40	ARMED FORCES RECRUITING CENTER
150	15,000	80	AVAILABLE
158	1,630	20	AVAILABLE
160	8,120	55	ONCE UPON A CHILD
170	30,000	249	ROSES
180	25,946.25	140.75	FAMILY FARM & HOME
200	134,710	323	SAM'S CLUB + FUELING STATION
300	64,296	280.17	JOHN V. SCHULTZ FURNITURE
300A	25,704	119.83	ASHLEY FURNITURE
320	14,208	135	CHUCK-E-CHEESE
340	4542	25	AVAILABLE
360	5,043	42	VINE & SPIRITS SHOPPE
400	18,500	100	LITELHOUSE POOLS & SPAS
410	7,750	62	SMITH APPLANCE & WINE & SPIRITS
420	2,400	30	IHA INSURANCE
430	2,400	30	ONE MAIN FINANCIAL
440	4,160	32	SYLVAN LEARNING CENTER
460	5,590	43	BERT'S BIKES
480	7,000	58	PA DRIVER'S LICENSE CENTER
485	2,640	22	AMERICAN INCOME LIFE
490	5,400	45	DISCOUNT BEER
500	34,200	180	GOODWILL

