RETAIL SPACE AVAILABLE

Sterrettania Plaza 3730-3770 Sterrettania Road, Erie, PA 16506

FOR LEASE

For more information, contact:

John A. Munch

Senior Vice President P: 814-454-4541, ext. 254 F: 814-455-3288 JMunch@BaldwinBros.com www.BaldwinBros.com

Baldwin Brothers, Inc. 2540 Village Common Drive Erie, PA 16506-7202



MAP



DESCRIPTION

- Plaza anchored by CVS
- Located at signalized intersection (38th & Sterrettania Rd.)
- 1,000 Square Feet available
- Intersection Traffic Count 25,000

DEMOGRAPHICS

- Population
 - · 1 Mile 9,614
 - · 3 Miles 53,725
 - · 5 Miles 115,308
- Average HH Income
 - · 1 Mile \$69,052
 - · 3 Miles \$63,909
 - · 5 Miles \$57,387

The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified and make no guarantee, warranty or representation about it. It is the responsibility of the client to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on its and other factors which are evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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