

Summit Plaza

5025-5051 PEACH STREET | ERIE, PA 16509

RETAIL PROPERTY FOR LEASE



FOR MORE INFORMATION PLEASE CONTACT

JOHN MUNCH

814.454.4541

jmunch@baldwinbros.com



Baldwin Brothers, Inc.



Baldwin Brothers, Inc.

2540 VILLAGE COMMON DRIVE, ERIE, PA 16506

P | 814.454.4541

BALDWINBROS.COM

1

1 - PROPERTY SUMMARY

RETAIL PROPERTY FOR LEASE

PROPERTY DESCRIPTION

±47,660 SF retail center on ±5.44 acres with 245 parking spaces. Highly visible plaza positioned within 0.5 miles of the 2.2M SF Millcreek Mall Complex, which attracts over 12.3M annual visitors. Prominent pylon signage space available

PROPERTY HIGHLIGHTS

- ±47,660 SF retail center on ±5.44 acres
- Buildings: A (42,160 SF), B (5,500 SF)
- 245 parking spaces with multiple access points
- Signalized intersections at Peach Street & W. Gore Rd/Washington Ave, 32,000+ VPD
- Within 0.5 miles of Millcreek Mall Complex (2.2M SF, 12.3M annual visitors)
- Prominent pylon signage available

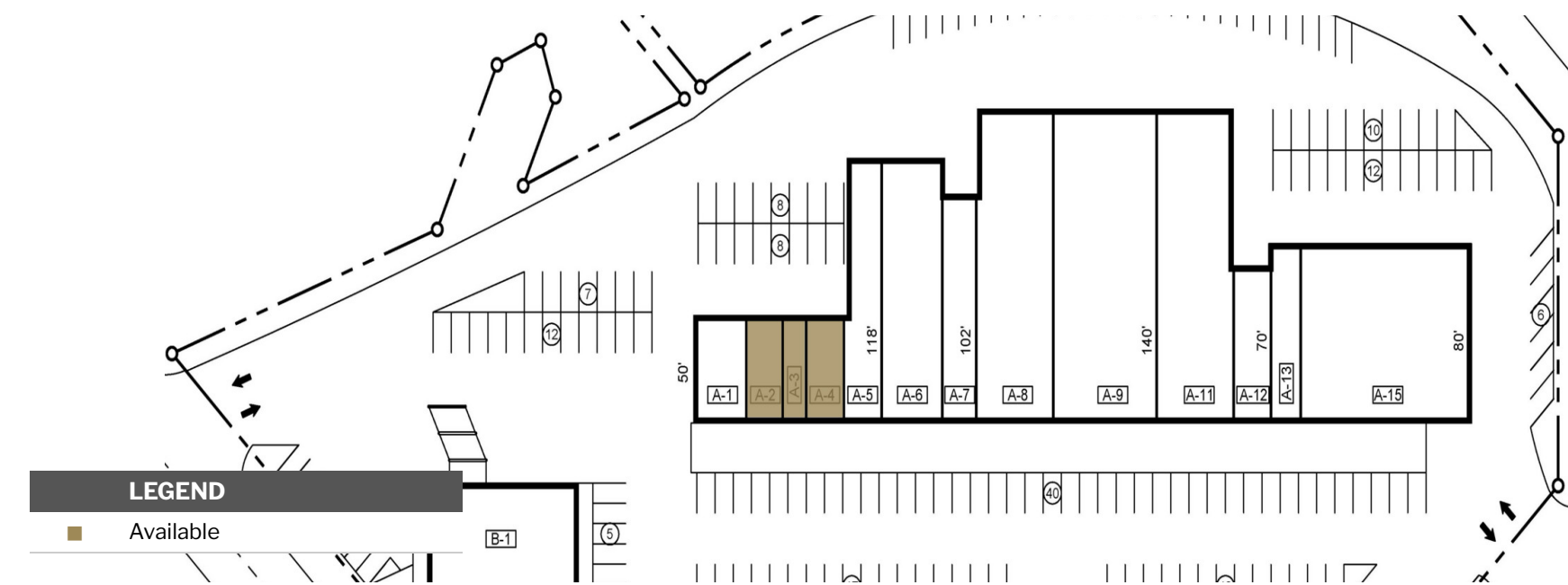
OFFERING SUMMARY

Lease Rate:	\$20.00 - 22.00 SF/yr (NNN)
Number of Units:	14
Available SF:	642 - 1,019 SF
Lot Size:	5.44 Acres
Building Size:	47,660 SF

SPACES	LEASE RATE	SPACE SIZE
Unit A-3	\$22.00 SF/yr	642 SF
Unit A-2	\$20.00 SF/yr	1,000 SF
Unit A-4	\$20.00 SF/yr	1,019 SF



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,240	32,762	62,421
Total Population	11,981	76,577	147,750
Average HH Income	\$85,088	\$73,242	\$73,826



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■ Unit A-3	Available	642 SF	NNN	\$22.00 SF/yr	Inline shop space with 12.83' frontage and efficient layout, suitable for retail or service use. Tenant responsible for NNN charges and utilities.
■ Unit A-2	Available	1,000 SF	NNN	\$20.00 SF/yr	-
■ Unit A-4	Available	1,019 SF	NNN	\$20.00 SF/yr	Inline retail or office space with 20.21' frontage along Peach Street, providing strong visibility. Tenant responsible for NNN charges and utilities.

