

FOR LEASE

BUILD-TO-SUIT / GROUND LEASE

2826 W. 8th St. Erie, PA 16505



This **signalized** location in Erie, PA is the gateway to Northwestern Pennsylvania's largest tourist attractions: Presque Isle State Park, Waldameer Amusement Park & Water World, and Tom Ridge Environmental Center **attract over 6.2 million visitors annually** and are **located within 1 mile of this property**. This location serves a trade area of **+396,664 people** and the surrounding tri-state area.

HIGHLIGHTS:

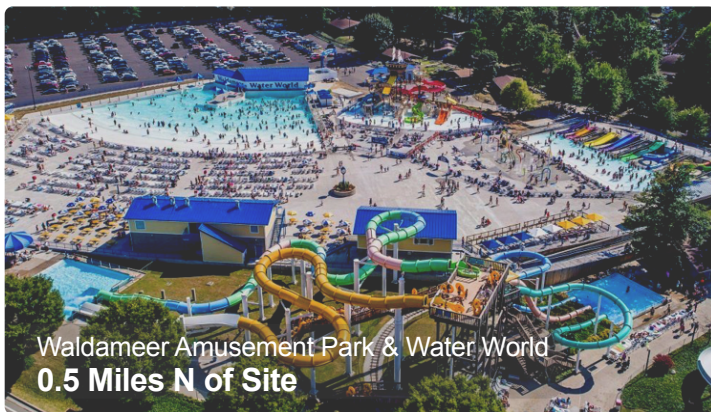
- Lot Size: **1.48 acres**
- Traffic: **+33,500 VPD** at intersections (W. 8th & W. 6th)
- Zoning: **Restaurants & Commercial**
- Frontage: **401 ft**
- Parking Spaces: **89**
- Easy access via **I-79 & I-90**
- Erie, PA is located between 3 major metropolitan cities: **Cleveland, OH** (90 Miles West), **Buffalo, NY** (90 Miles East), and **Pittsburgh, PA** (90 Miles South).



Presque Isle State Park
0.9 Miles N of Site



Lake Erie Summer Music Sunset Series
0.9 Miles N of Site



Waldameer Amusement Park & Water World
0.5 Miles N of Site



Tom Ridge Environmental Center
0.5 Miles N of Site

Baldwin Brothers, INC.
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PRESQUE ISLE STATE PARK:

- Presque Isle State Park offers **3,200 acres of year-round** outdoor activities including: **21 miles** of bike paths, cross-country skiing, ice fishing, trails, kayaking, beach volleyball courts, playgrounds, picnic areas, fishing and **13 beaches**.
- Presque Isle alone attracts **5.8 million people annually** across the tri-state area.
- **Visitors** at Presque Isle **spend** on average **\$340M annually** on other tourist attractions in the Erie area.
- Year-round events at the Park include marathons, sailing races, rowing regattas, music festivals, professional fishing tournaments, and winter sports.



WALDAMEER AMUSEMENT PARK & WATER WORLD:

Waldameer offers over **100 rides** and a new **half-million-gallon wave pool for visitors of all ages**. Waldameer is one of the nation's oldest amusement parks. It has been in **operation for over 100 years** and their commitment to this location can be attested to their **\$25M investment over the last 15 years**.

TOM RIDGE ENVIRONMENTAL CENTER:

The **65,000 SF, \$31 Million building**, the Tom Ridge Environmental Center offers interactive nature exhibits, a theatre for feature films, educational classes, and research laboratories for kids and adults of all ages. The Center is open year round with free admission, educating visitors and promoting environmental awareness of Presque Isle and the Great Lakes.