

5,796± SF MIXED-USE SPACE

**For Lease** | Liberty Center | 3728 Liberty Street, Unit 1 | Erie, PA 16508



#### OFFERING SUMMARY

|                |                                 |
|----------------|---------------------------------|
| Lease Rate:    | \$10.00/SF/YR (NNN)             |
| NNN:           | \$4.28/SF/YR<br>(Based On 2024) |
| Building Size: | 229,805 SF                      |
| Lot Size:      | 9 Acres                         |
| Zoning:        | C-2                             |

#### PROPERTY HIGHLIGHTS

- 5,796± SF Mixed-Use Space - Endcap Unit
- Currently Stumpy's Hatchet House - Available Upon Lease Execution
- Mostly Open Floor Plan With 2 Restrooms - Floor Plan Available
- Highly Visible With Easy Access To I-79, I-90 & The Bayfront Highway
- Located On The Public Bus Route With Abundant Free Parking
- Daily Security & On-Site Maintenance Manager
- Part Of 229,809± SF Shopping Plaza, Offers Room For Expansion & Special Events
- Join Tops Market & Gas Station, AMVETS Thrift Store, Harbor Freight Tools, GNC, Erie Gymnastics Center, Dollar Tree, Rotech Healthcare, PA Wine & Good Spirits, H&R Block, Rent-A-Center, Northwest Savings Bank, Werner Books & Coffee, Village Smithy Emporium, Fred's Furniture & More
- Tenant Pays Base Rent: \$10.00/SF/YR & NNN/CAM - Estimated At \$4.28/SF/YR (Based On 2024). Total Rent & NNN/CAM Approx. \$6,897/Month + Utilities

#### FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**

Broker

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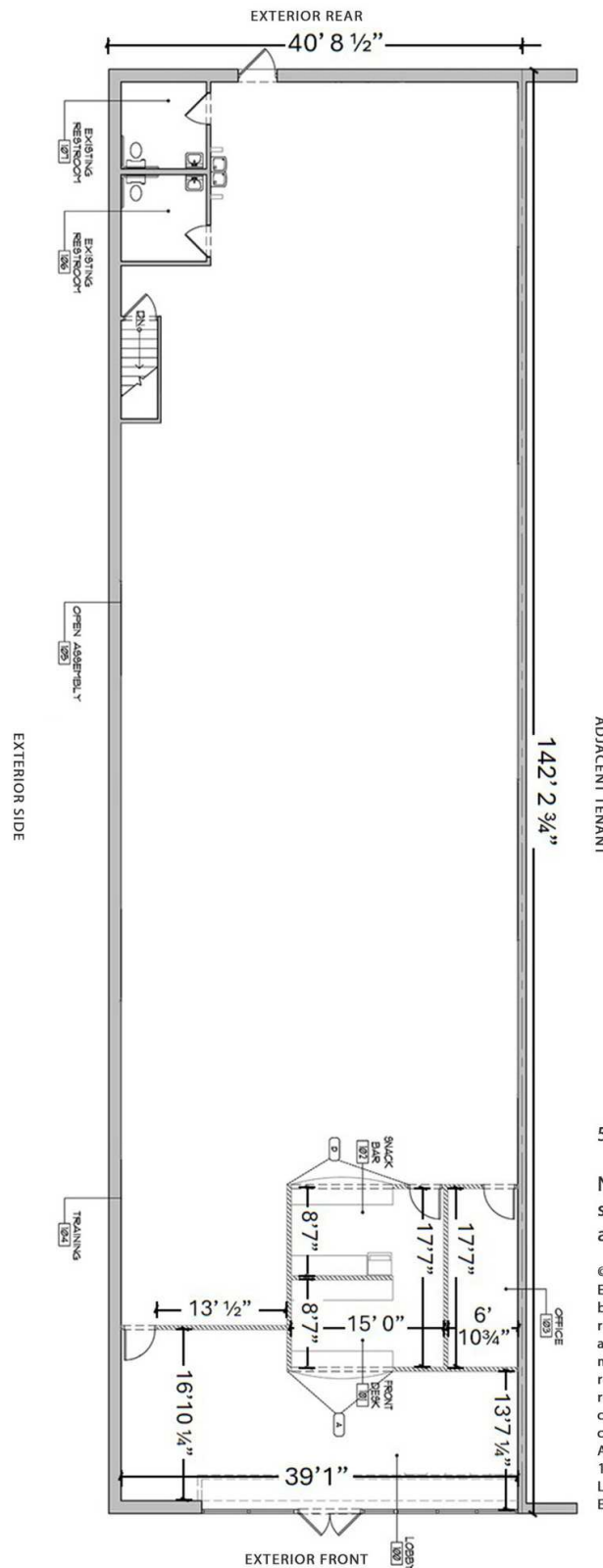
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### Floor Plan

Liberty Center I  
3728 Liberty Street, Unit 1  
Erie, PA 16508

5,796± SF Rentable Area

NOTE: Plans may not be to scale. All dimensions are approximate.

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**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES

**Liberty Center I**

**HARBOR FREIGHT**

**AMVETS Thrift Store**

**WERNER BOOKS & COFFEE**

**FRED'S furniture co. & mattress**

**DOLLAR TREE**

**FINE WINE & GOOD SPIRITS**

**STUMPY'S**

**RAC**

**VILLAGE SMITHY EMPORIUM**

**H&R BLOCK**

**GNC LIVE WELL**

**ROTECH HEALTHCARE INC.**

**Up To 3.30± Acre Pad Site | FOR LEASE**

**Northwest**

**UNITED STATES POSTAL SERVICE**

**DQ**

**Liberty Center II**

**COST CUTTERS HAIR SALON**

**Holiday FINANCIAL SERVICES**

**Hibachi EXPRESS**

**TOPS**

**Pad Site Available**

**TOPS Gas**

**PEACH ST 19,000 AADT**

**WEST 38TH STREET 16,000 AADT**

**LIBERTY STREET 7,827 MPSI**

**Little Caesars**

**SHEETZ**

**PAPA JOHN'S**

**Citizens**

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