

10,740± SF MIXED-USE SPACE

For Lease | Liberty Center | 3728 Liberty Street, Unit 2 | Erie, PA 16508



OFFERING SUMMARY

Lease Rate:	\$10.00/SF/YR (NNN)
Building Size:	229,805 SF
Available SF:	10,740± SF
Lot Size:	9 Acres
Zoning:	C-2

PROPERTY HIGHLIGHTS

- 10,740± SF Mixed-Use Space
- Highly Visible With Easy Access To I-79, I-90 & The Bayfront Highway
- Space Will Be Delivered New White Box With ADA Restrooms, LED Lighting, New HVAC System & Glass Storefront
- Located On The Public 'e' 4 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, Erie Gymnastics Center, GNC, Dollar Tree, Rotech Healthcare, PA Wine & Good Spirits, H&R Block, Rent-A-Center, Stumpy's Hatchet House, 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. \$12,781/Month + Utilities

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

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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

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

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