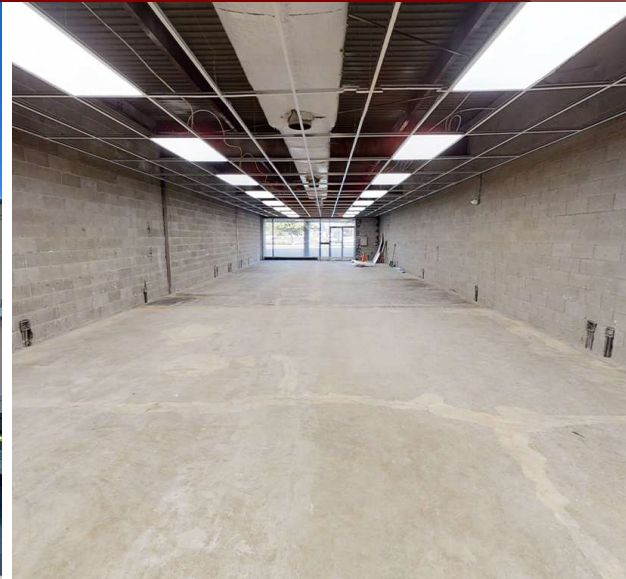


FOR LEASE

3,500± SF MIXED-USE SPACE

Liberty Center I | 3728 Liberty Street, Unit 13 | Erie, PA 16508

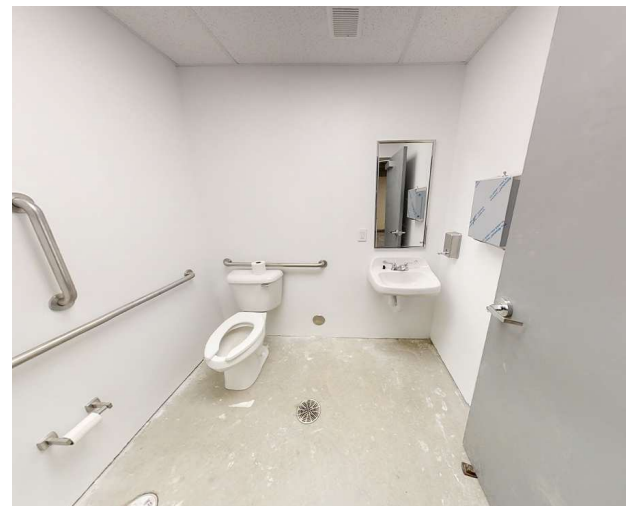


OFFERED AT:
\$10.00/SF/YR
(NNN)

PROPERTY HIGHLIGHTS

- 3,500± SF Mixed-Use Space
- New White Box Space With 1 ADA Restroom
- Tenant Incentives Available
- High Traffic Area With Abundant Parking
- Excellent Visibility & On Bus Route
- Population Of Over 117,000 Within 3 Miles
- Part Of 229,805± SF Center
- Anchored By Tops Markets & AMVETS Thrift Store
- 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
NNN Estimated At \$4.28/SF/YR (Based On 2024)
Approximate Rent & CAM: \$4,165/Month + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=27MMUpEEPWh>

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

O. 814.453.2000 x101 \ C. 814.460.2000
sbauer@sherrybauerrealestate.com

SBRE

3,500± SF MIXED-USE SPACE

For Lease | Liberty Center I | 3728 Liberty Street, Unit 13 | Erie, PA 16508

360° VIRTUAL TOUR

Floor Plan

**3728 Liberty Street
Unit 13
Erie, PA 16508**



3,500± SF Gross Rentable Area
2,967± SF Gross Internal Area

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality.

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Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com