

FOR LEASE

6,723± SF MIXED-USE SPACE

Liberty Center I | 3728 Liberty Street, Unit 9 | Erie, PA 16508



OFFERED AT:
\$8.50/SF/YR
(NNN)

PROPERTY HIGHLIGHTS

- 6,723± SF Mixed-Use Space
- Up To 14,761± SF Available (Units 9 & 10)
- Features Open Main Area, Private Office, Restroom & Lower Level Storage
- Tenant Incentives Available
- High Traffic Area With Abundant Parking
- Excellent Visibility & On Bus Route
- 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: \$8.50/SF/YR - NNN
NNN Estimated At \$4.28/SF/YR (Based On 2024)
Approximate Rent & CAM: \$7,160/Month + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=3hBa3mzRTLB>

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FOR MORE INFORMATION PLEASE CONTACT

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Broker

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SBRE

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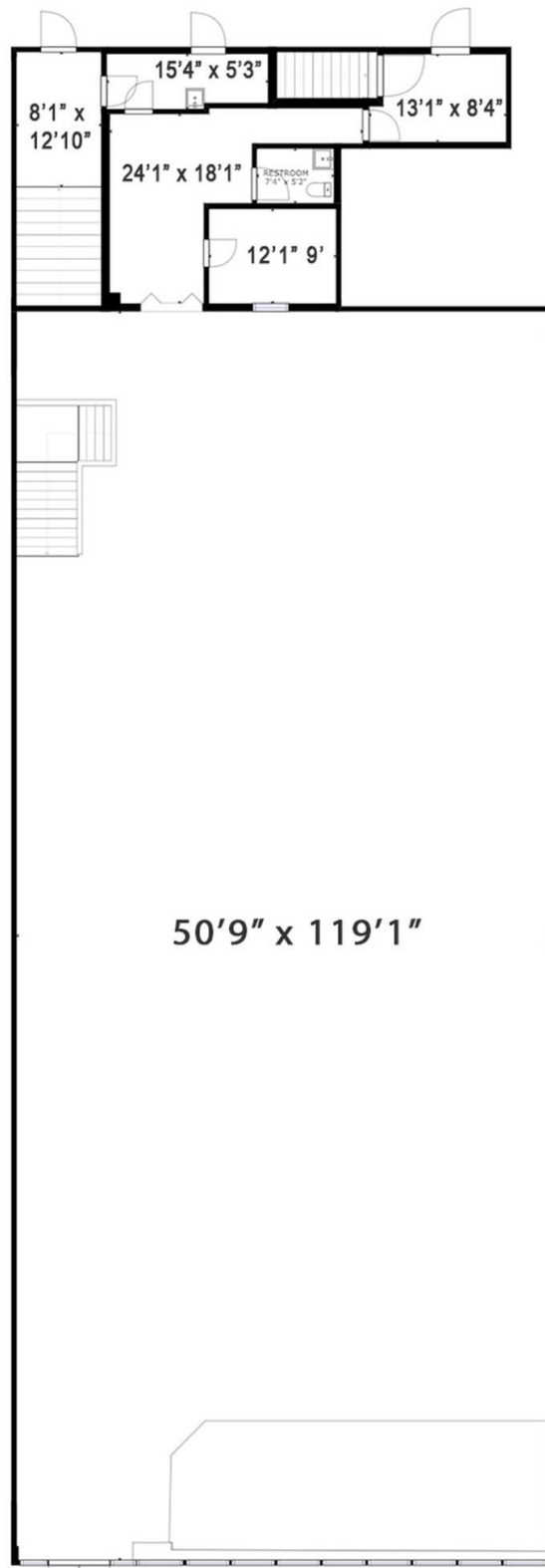
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SBRE
SHERRY BAUER REAL ESTATE SERVICES

360° VIRTUAL TOUR

Floor Plan

**3728 Liberty Street
Unit 9
Erie, PA 16508**



6,723± SF Rentable Area
6,928± SF Gross Internal Area

NOTE: Drawing may not be to scale. Measurement accuracy is within 2% of reality.

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Plan Data: ©2021 Matterport.

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