

AVAILABLE

38± ACRE DEVELOPMENT SITE ZONED C-2

Bayfront Connector At McClelland Avenue | Erie, PA 16510



FOR SALE:
\$75,000/ACRE
(\$2,848,365)

FOR LEASE:
NEGOTIABLE



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PROPERTY HIGHLIGHTS

- 37.98± Acre Commercial Development Site
- Ideally Located 2.7 Miles (5 Minutes) From I-90 & 13 Miles (15 Minutes) From I-79
- Just 4 Miles (10 Minutes) From Downtown Erie & 10 Miles (20 Minutes) From Erie International Airport
- 1.5-To-2-Hour Drive From Buffalo, Cleveland & Pittsburgh
- Excellent Visibility With 530' Frontage Along Bayfront Connector/Route 290 With 2 Curb Cuts & 11,000 Average Daily Traffic (PennDOT AADT 2024 Count Year)
- Frontage On McClelland Avenue – Including At Signalized Corner Of McClelland Avenue & Bayfront Connector
- 2 Curb Cuts Along Bayfront Connector/Route 290
- Additional Access From E. 35th, E. 36th & E. 37th Streets
- Gently Sloping Terrain With Approximately 30' Variation Over ±949' - 3% Grade (Based On Erie County Assessment Topographic Maps)
- Public Utilities, Gas & Electric Available
- Assemblage Of 6 Parcels Zoned C-2, General Commercial (City Of Erie)
- Zoning Permitted Uses Include Retail, Office, Multifamily, Car/RV/Mobile Home Sales, Gas Stations, Service Garages, Beverage Distributors, Hotels, Short-Term Rentals & More
- Tax Abatement Program Available For Development & Loan Programs For Job Creation
- May Sub-Divide



FOR MORE INFORMATION PLEASE CONTACT

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Broker

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SBRE

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SHERRY BAUER REAL ESTATE SERVICES



NOTE: Parcel lines are approximate. Plans may not be to scale. ©2026 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Aerial Imagery: ©2026 Google. Tax Map: ©2026 Erie County Assessor's Office. Traffic Counts: ©2025 PennDOT - 2024 AADT Traffic Volume Map - Erie County, Pennsylvania, September 2025.

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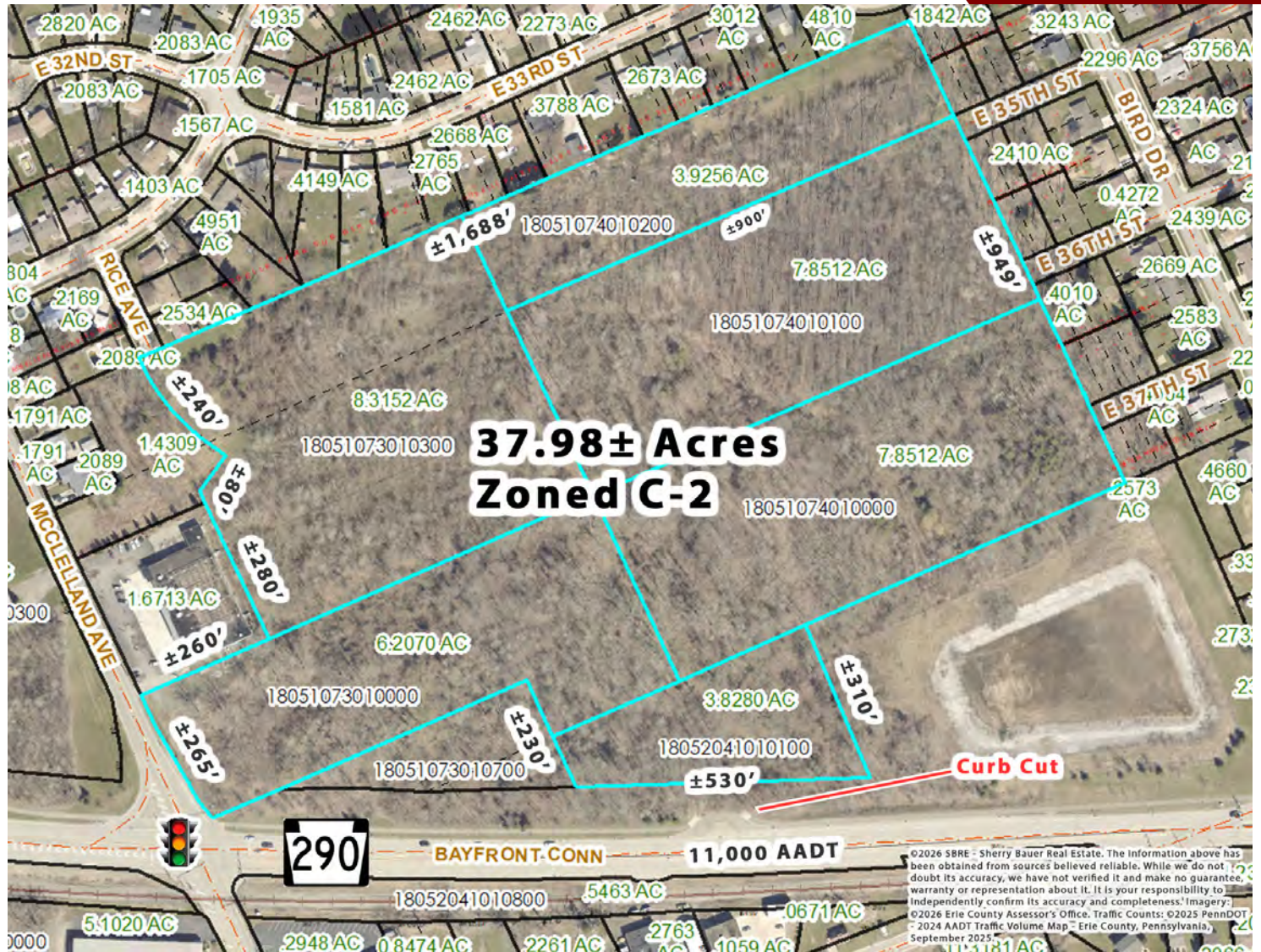
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Address	Tax Id. No.	Lot Size (Acres)	Assessed	Assessed	Total	County (2026)	City (2026)	School (2026-2027)	Total
			Value (Land)	Value (Building)	Assessed Value				
O McClelland Avenue	18-051-073.0-100.00	6.2070	\$124,800.00	\$0.00	\$124,800.00	\$866.11	\$1,762.18	\$2,472.10	\$5,100.39
E S McClelland	18-051-073.0-103.00	8.3152	\$78,100.00	\$0.00	\$78,100.00	\$542.01	\$1,102.77	\$1,591.60	\$3,236.38
Bayfront Connector	18-052-041.0-101.00	3.8280	\$27,600.00	\$0.00	\$27,600.00	\$191.54	\$389.71	\$562.46	\$1,143.71
E 900 Ft	18-051-074.0-100.00	7.8512	\$74,700.00	\$0.00	\$74,700.00	\$518.42	\$1,054.76	\$1,522.31	\$3,095.49
E 900 Ft	18-051-074.0-101.00	7.8512	\$74,700.00	\$0.00	\$74,700.00	\$518.42	\$1,054.76	\$1,522.31	\$3,095.49
E 900 Ft	18-051-074.0-102.00	3.9256	\$38,200.00	\$0.00	\$38,200.00	\$265.11	\$539.38	\$778.48	\$1,582.97
TOTALS		37.9782	\$418,100.00	\$0.00	\$418,100.00	\$2,901.61	\$5,903.56	\$8,449.26	\$17,254.43
								Total Taxes/Acre	\$454.32

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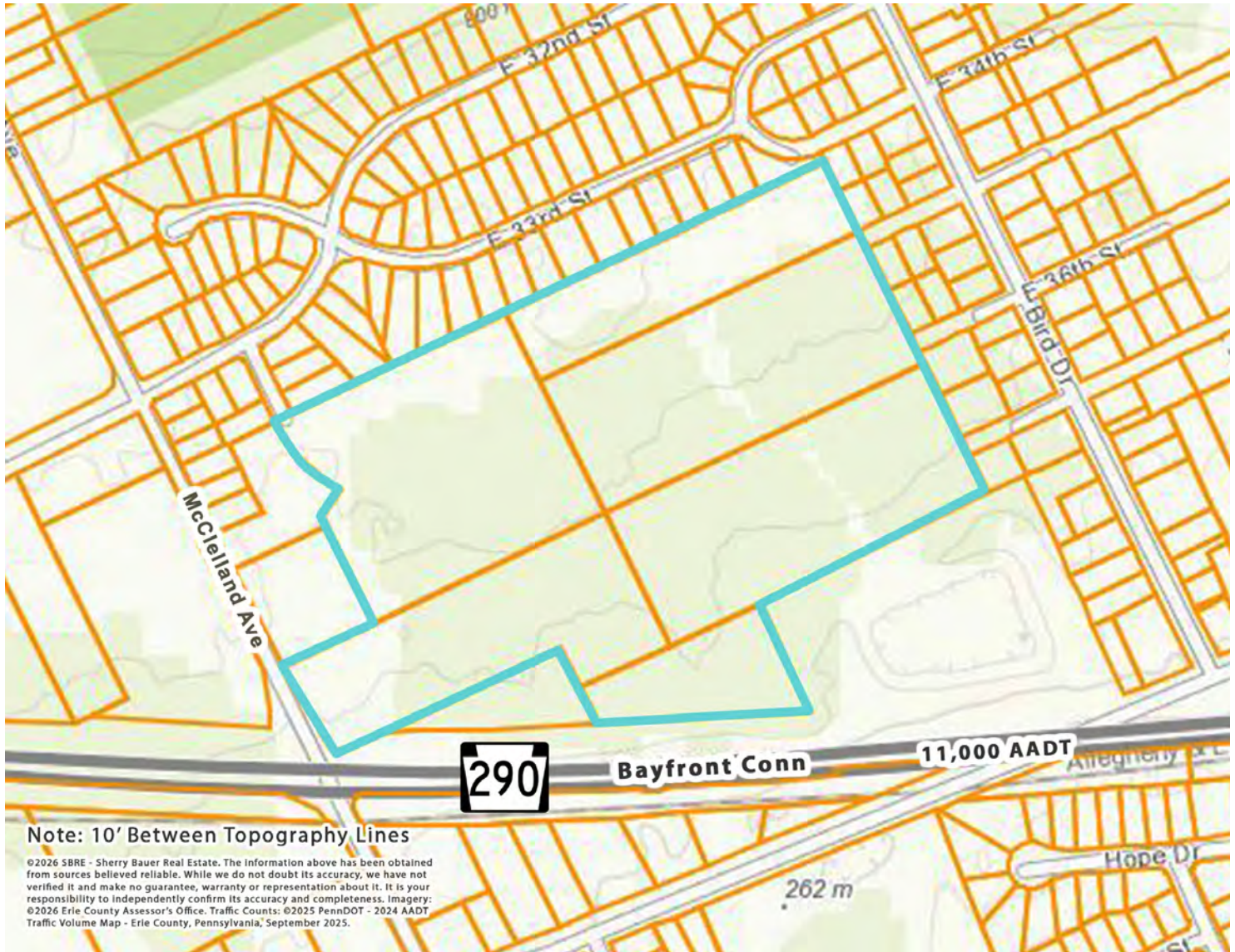
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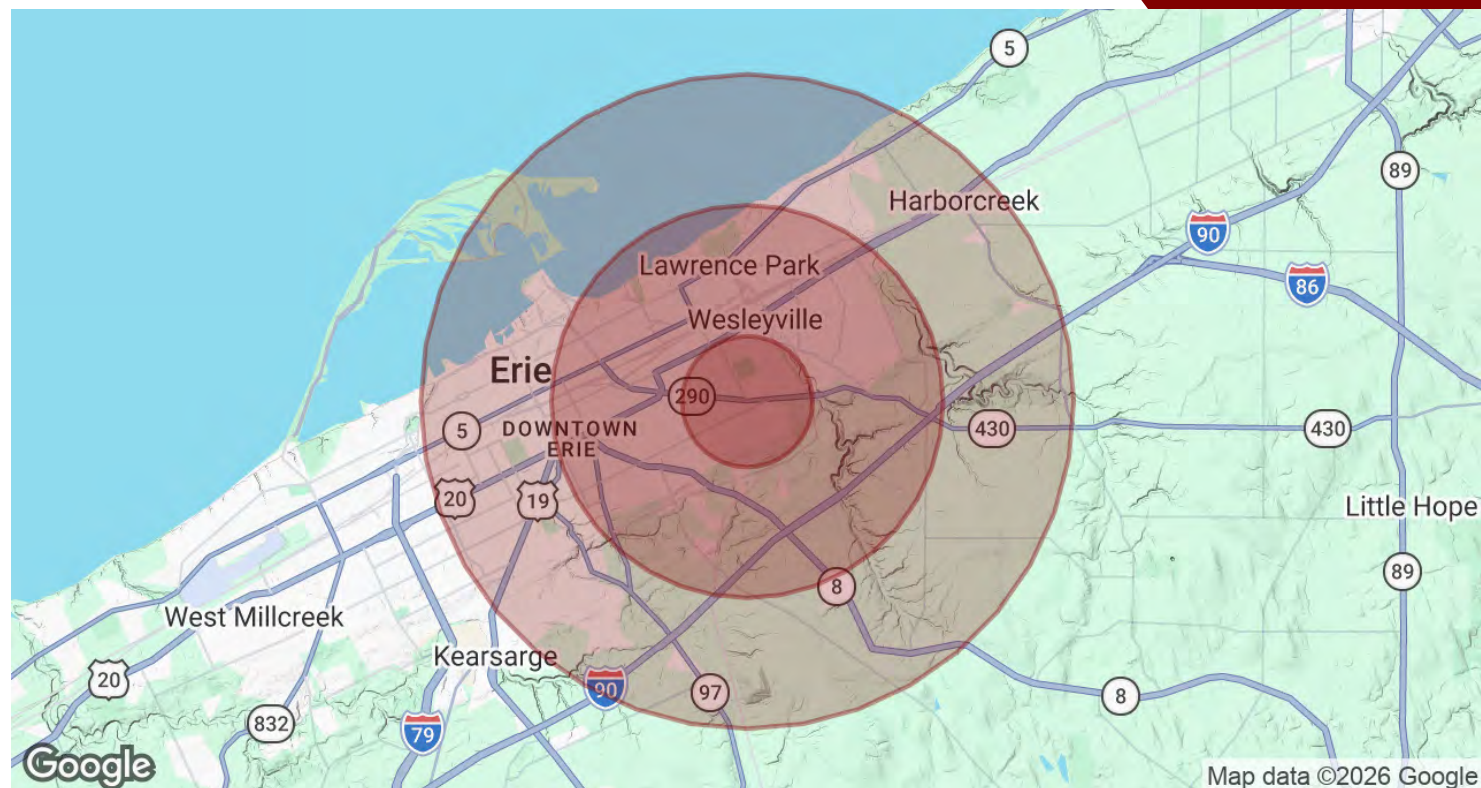
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,028	68,517	124,213
Average Age	38.9	36.6	38.1
Average Age (Male)	35.6	34.5	36.3
Average Age (Female)	43.5	38.2	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,381	26,298	50,790
# Of Persons Per HH	2.5	2.6	2.4
Average HH Income	\$77,003	\$68,462	\$68,415
Average House Value	\$143,025	\$141,527	\$152,646

2023 American Community Survey (ACS)

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204.7. C-2 General Commercial District.

(a) Permitted uses.

- Accessory uses and structures
- Animal care/pet grooming (Section 305.29)
- Appliance sales and service
- Automobile/camper/RV sales
- Automotive body/repair shop
- Banks and business offices
- Beverage distributors
- Business services

Car washes
Cleaners
Commercial recreation
Computer users center
Convenience stores (Section 305.35)
Copy shops
Corporate offices
Day-care centers (Section 305.15)
Drive-in businesses (Sections 305.2, 305.4, 305.5)
Eating and drinking establishment
Essential services
Fitness center/gym
Flea/farmers market
Florist
Funeral homes
Gasoline service stations (Sections 305.2, 305.4)
Home occupation
Hotels and motels
Ice cream shop
Licensed massage therapy (Section 305.43)
Massage parlors (Section 305.33)
Mobile home and trailer sales (Section 305.31)
Multiple-family dwellings
Off-street parking lots (Sections 305.2, 305.3)
Parking garages/ramps
Personal self-storage facilities
Personal services
Private clubs
Professional services
Public/semipublic uses (Section 205.3)
Radio and television broadcasting
Research laboratories (Section 305.23)
Retail business
Service garage (Sections 305.2, 305.4)

Short-term rental (Section 305.49)

Signs/outdoor advertising

Stations and studios

Tattoo parlors

Theaters

Used car sales lot

Video rental

(b) Special exceptions.

Business uses similar to permitted uses in this district not otherwise specified (Section 305.32)

Commercial/industrial wind energy systems (Section 305.45)

Small wind energy systems (Section 305.45)

Wireless communication facilities (Section 305.37)

(c) Conditional uses.

Adult bookstore (Section 305.33)

Adult live entertainment (Section 305.33)

Adult mini motion-picture theater (Section 305.33)

Adult motion-picture theater (Section 305.33)

Use Districts	C-1	C-2	C-3	C-4	M-1	M-2
Minimum lot area per family (square feet)	1,000	1,000	1,000 (C)	1,000	N/A	N/A
Maximum lot coverage by buildings	50% (I)	50% (I)	100%	100%	75% (I)	100%
Minimum depth of front yard (feet)	15 (G,M)	(G,M)	(K)	(K,N,M)	30	(C,G)
Minimum depth of rear yard (feet)	(E,J,M)	(E,J,M)	(E,J)	(E,J,M)	30	(E,J)
Minimum total width of side yard (feet)	N/A (M)	N/A (M)	N/A	N/A (M)	20	N/A
Minimum width of least side yards (feet)	(E,J,M)	(E,J,M)	(E,J)	(E,J,M)	10 (E,J)	(E,J)
Maximum height of structure (feet)	45	45 (F)	(L)	60	100 (F)	100 (F)

NOTES:

*N/A - Not applicable

(A)	Use of lot of record	205.1
(B)	Front yard adjacent to existing building	205.2
(C)	Lot area per family shall equal one dwelling unit for every 1,000 square feet of building size	
(D)	Rear yard with alley or irregular shape	205.4
(E)	Side and rear yards adjacent to any R District	205.5

NOTES:

(F)	Height exceptions, chimney, towers, spires	205.6
(G)	Minimum front yard for garage whenever the garage doors face the street	205.14
(H)	Increased side yard above second story	205.15
(I)	Exclusive of roofless decks, in-ground pools, roofless walkways	205.16
(J)	Side and rear yard of existing nonconforming principal buildings	205.17
(K)	No front yard setback permitted	205.20
(L)	As controlled by Airport Zoning Ordinance	—
(M)	Multiple-family dwellings use R-3 yard requirements	305.16
(N)	Front yard setback for residential structures	205.21