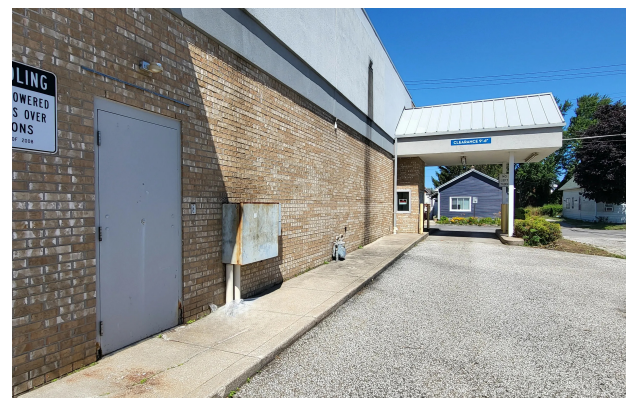
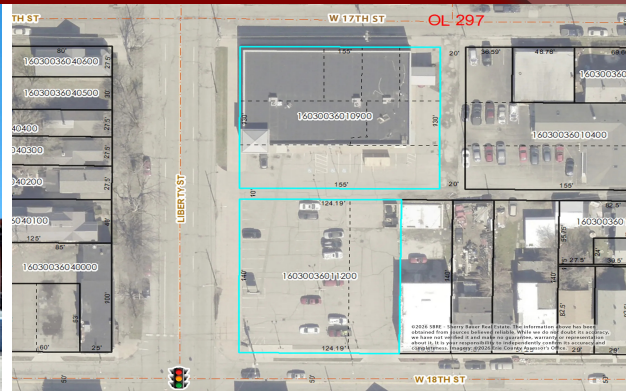


FOR LEASE

11,201± SF FREESTANDING BUILDING

1709 Liberty Street | Erie, PA 16502



OFFERED AT:
\$9.00 SF/YR
(NNN)



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PROPERTY HIGHLIGHTS

- 11,201± SF Freestanding Commercial Building
- Former Rite Aid – Built In 1996
- On 0.86± Acre Corner Lot At A Signalized Intersection
- Frontage On 3 Streets: 171' Along Liberty Street, 125' Along W. 18th Street & 157' Along W. 17th Street
- Curb Cuts On 3 Streets For Easy Access
- Private Paved Parking Lot For ±54
- Drive-Thru Window
- Overhead Door For Deliveries
- Public Utilities
- Zoned C-1 Local Commercial Offering Many Potential Uses: Auto Sales, Banks, Offices, Restaurants, Drive-In Business, Retail & More
- Offered At \$9.00/SF/YR – NNN
- Taxes Estimated At \$1.29/SF/YR Based On 2026

FOR MORE INFORMATION PLEASE CONTACT

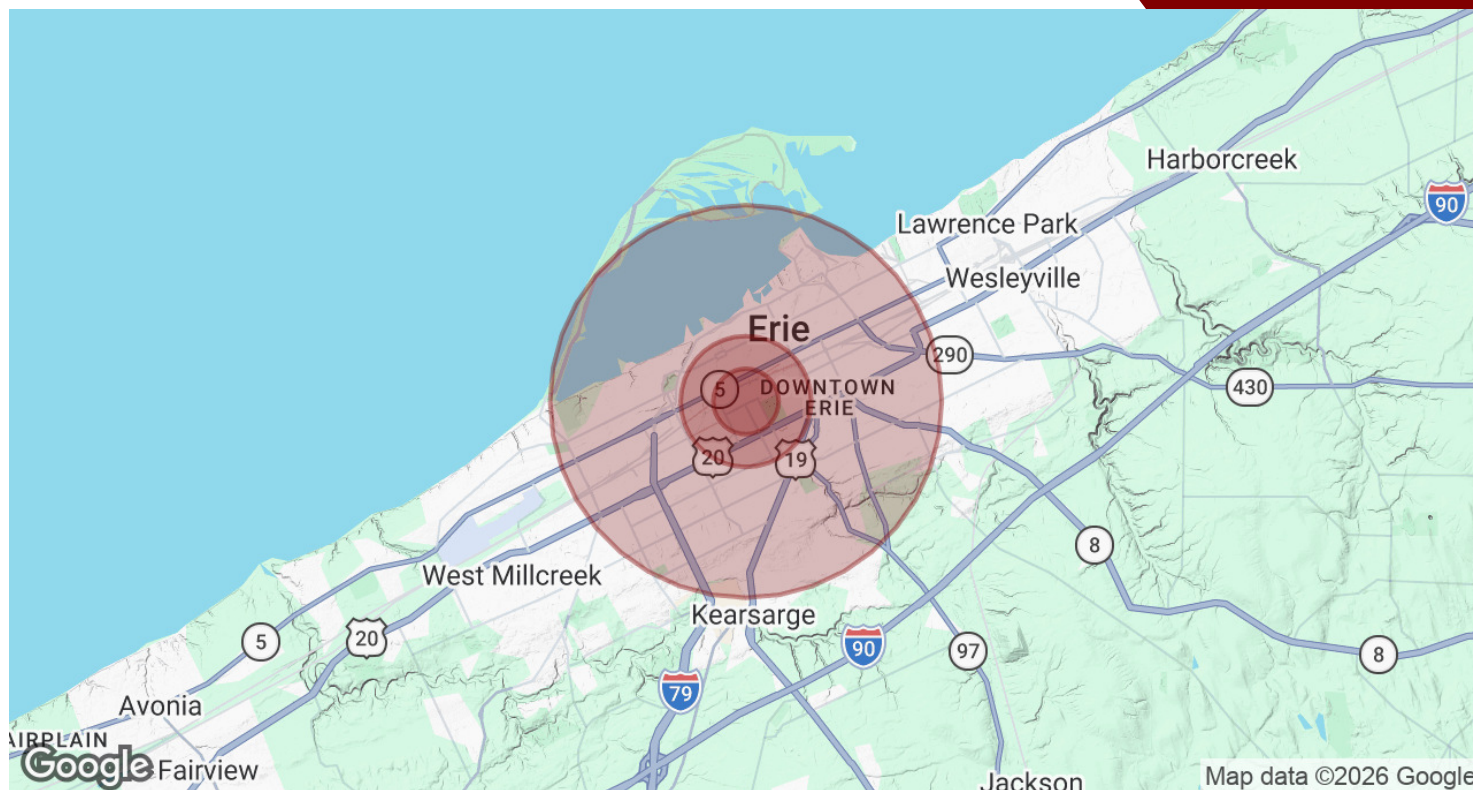
Sherry Bauer
Broker

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SBRE

11,201± SF FREESTANDING BUILDING

For Lease | 1709 Liberty Street | Erie, PA 16502



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	4,221	21,571	95,614
Average Age	33.8	33.8	37.9
Average Age (Male)	35.2	32.4	35.8
Average Age (Female)	38.5	36.8	39.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,771	9,345	40,216
# Of Persons Per HH	2.4	2.3	2.4
Average HH Income	\$50,997	\$52,155	\$64,249
Average House Value	\$75,866	\$89,675	\$136,370

2023 American Community Survey (ACS)

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

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204.6. C-1 Local Commercial District.

(a) Permitted uses.

Accessory dwelling unit (ADU)
Accessory uses and structures
Adult day care
Appliance sales and services (Section 305.36)
Automobile/camper/RV sales
Banks and business offices
Beverage distributors
Car washes
Cleaners
Computer users center
Convenience stores (Section 305.35)
Copy shops
Corporate offices (Section 305.23)
Day-care centers (Section 305.15)
Drive-in business (Sections 305.2, 305.4, 305.5)
Eating and drinking establishment
Essential services
Fitness center/gym
Florist
Funeral homes

Gasoline service stations (Sections 305.2, 305.4)

Home occupation

Ice cream shop

Libraries and museums (Section 305.21)

Licensed massage therapy (Section 305.43)

Limited retail business (Section 305.36)

Multiple-family dwellings

Off-street parking lots (Sections 305.2, 305.3)

One-family dwelling

Personal services

Pet grooming

Private clubs

Professional services

Public/semipublic uses (Section 205.3)

Short-term rental (Section 305.49)

Theaters

Two-family dwelling

Video rental

(b) Special exceptions.

Commercial/industrial wind energy systems (Section 305.45)

Small wind energy systems (Section 305.45)

Wireless communication facilities (Section 305.37)