

FOR LEASE

2,800± SF MIXED-USE SPACE

Liberty Center I | 3728 Liberty Street, Unit 12 | Erie, PA 16508



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

PROPERTY HIGHLIGHTS

- 2,800± SF Mixed-Use Space
- Open Front Area (19'2" x 63') With 9'7" Ceilings, Synthetic Hardwood Floors & 2 Fitting Rooms
- Open Back Area (19'2" x 77'9") & ADA Restroom
- 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: \$10.00/SF/YR - NNN
NNN Estimated At \$4.28/SF/YR (Based On 2024)
Approximate Rent & CAM: \$3,332/Month + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=wUZt8ibx7eF>

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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SBRE

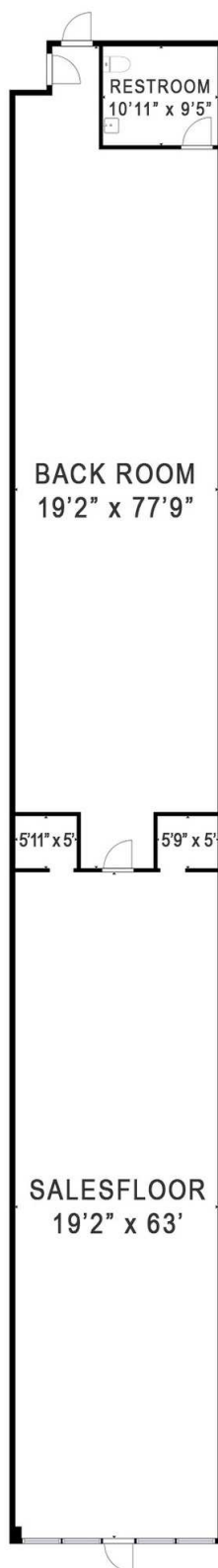
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360° VIRTUAL TOUR

Floor Plan

**3728 Liberty Street
Unit 12
Erie, PA 16508**



2,800± SF Gross Internal Area
2,693± SF Rentable Area

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

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