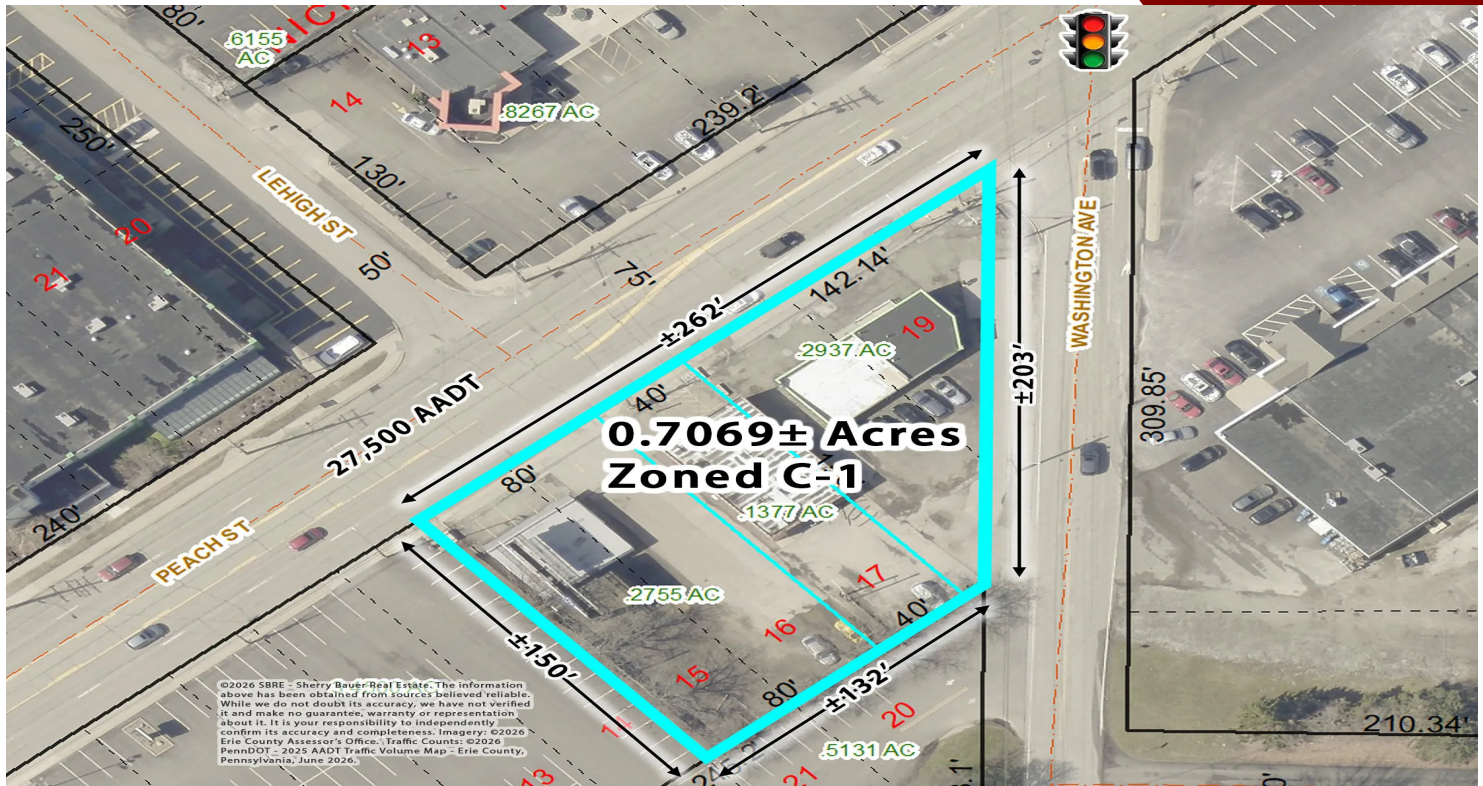


0.70± ACRE DEVELOPMENT SITE ZONED C1

For Lease | 5061, 5067 & 5071 Peach Street | Erie, PA 16509



OFFERING SUMMARY

Lease Rate:	\$100,000 per year (NNN)
Lot Size:	0.707 Acres
Zoning:	C1, Corridor Commercial
Municipality:	Millcreek Township
Traffic Count:	27,500
Utilities:	Public
Parcel Number:	33-120-532.0-001.00 33-120-532.0-002.00 33-120-532.0-003.00
Property Taxes:	\$12,981/Year (2026-2027)

PROPERTY HIGHLIGHTS

- 0.7069± Acre (30,793± SF) development site for lease
- Along Greater Erie's major retail & service corridor
- Near Pizza Hut, Great Lakes Institute of Technology, Domino's Pizza, Wingstop, Peace, Love & Little Donuts, Subway, Dollar General, Great Clips, ACL, UPMC GoHealth Urgent Care, Verizon, Edgar Snyder & Associates, Hallmark Shop, Drayer Physical Therapy, LECOM Medical, Fitness & Wellness Center & more
- Excellent visibility at a signalized intersection
- Corner lot with 262' frontage along Peach Street & 203' frontage along Washington Avenue
- High traffic corridor with 27,500 average daily traffic along Peach Street (PennDOT AADT 2025 count year)
- Existing structures – demo negotiable – hard surface lot
- Public utilities, gas & electric on-site
- Assemblage of 3 parcels zoned Corridor Commercial (C1) – Millcreek Township
- Zoning permits retail, bars/restaurants, car washes, convenience stores, animal daycare/grooming, auto sales/service, business & professional services & more
- Offered at \$100,000/YR (\$141,463/AC/YR) – NNN
- Taxes estimated at \$12,981/year based on 2026-2027



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0.70± ACRE DEVELOPMENT SITE ZONED C1

For Lease | 5071 Peach Street | Erie, PA 16509

SBRE
SHERRY BAUER REAL ESTATE SERVICES



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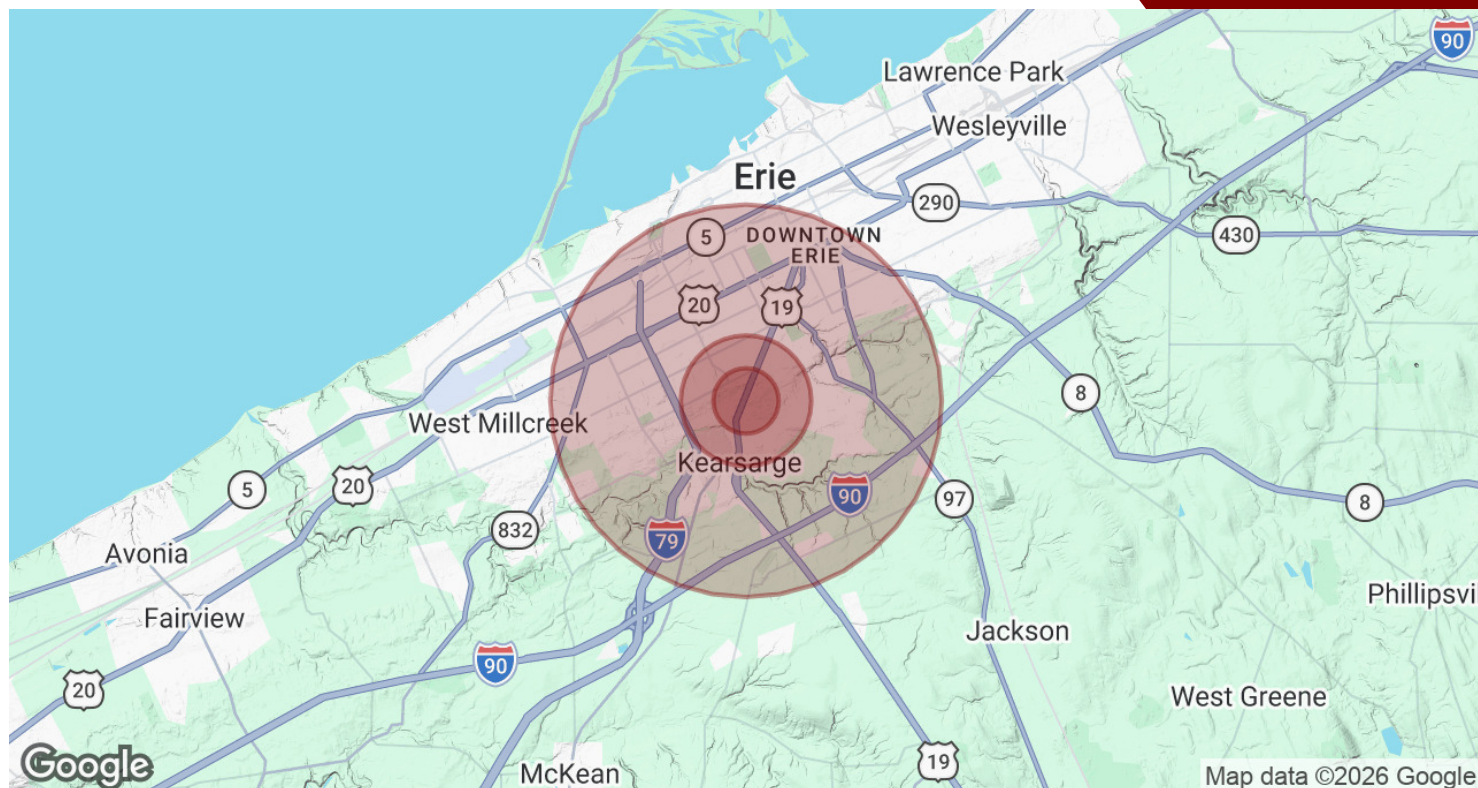
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0.71± ACRE DEVELOPMENT SITE ZONED C1

For Lease | 5071 Peach Street | Erie, PA 16509



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	3,395	12,001	75,608
Average Age	45.6	44.2	39.4
Average Age (Male)	48.1	43.0	37.4
Average Age (Female)	41.5	42.6	41.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,355	5,022	32,367
# Of Persons Per HH	2.5	2.4	2.3
Average HH Income	\$91,216	\$84,241	\$73,242
Average House Value	\$207,388	\$195,916	\$166,030
TRAFFIC COUNT			
Traffic Count			27,500/day
Traffic Count Street			Peach Street
Traffic Count Frontage			262

2023 American Community Survey (ACS)

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§ 145-18 C1 CORRIDOR COMMERCIAL DISTRICT.

- A. Purpose. The C1 District is intended primarily for local retail, office and service Uses necessary to satisfy the needs of nearby residential neighborhoods.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the C1 District include:
 - 1. Animal Daycare.
 - 2. Business Services.
 - 3. Car Wash.
 - 4. Clinic.
 - 5. Continuing Care Facility.
 - 6. Convenience Store, Neighborhood.
 - 7. Convenience Store, Small.
 - 8. Day-Care Center.
 - 9. Eating and Drinking Establishment.

-
10. Educational Institution.
 11. Essential Services.
 12. Financial Institution.
 13. Forestry.
 14. Funeral Home.
 15. Ghost Kitchen.
 16. Health Club.
 17. Hospital.
 18. Lawn and Garden Center.
 19. Makerspace.
 20. Medical Marijuana Dispensary.
 21. Mixed Use Occupancy (Commercial).
 22. Multiple-Establishment Center.
 23. Personal Services.
 24. Pet Grooming Establishment.
 25. Professional Services.
 26. Public Buildings and Structures.
 27. Recreation Facility, Commercial.
 28. Recreation Facility, Public.
 29. Retail Business Establishment.
 30. Shopping Center, Community.
 31. Shopping Center, Neighborhood.
 32. Studio, Dancing or Music.
 33. Vehicle Detail.
 34. Vehicle Sales, Rental, Service and Repair.
 35. Veterinary Clinic.

36. Wireless Communications Facility, Non-Tower.

C. Uses permitted by Conditional Use. The Board of Supervisors may approve a Use by Conditional Use for the following Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Use as set forth in Article V of this Chapter are satisfied:

1. Garage, Public.

D. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special Exception, or Conditional Use are permitted by right, including but not limited to, the following:

1. Car Wash, Accessory.

2. Drive-Through Facility.

3. Kennel, Accessory.

4. Personal Support Services for a Continuing Care Facility.

5. Small Wireless Facility.

6. Solar Energy System, Private.

7. Temporary Uses.

8. Vehicle Fuel Station, Retail.

9. Wind Turbine System, Small.

E. Accessory Uses permitted by Conditional Use. The Board of Supervisors may approve an Accessory Use by Conditional Use for the following Accessory Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Accessory Use as set forth in Article V of this Chapter:

1. Crematory.

F. Dimensional Standards.

Minimum Lot Size	N/A
Minimum Lot Depth	100'
Minimum Lot Width (at ROW)	40'
Maximum Density	N/A
Minimum Front Setback	10'

Minimum Rear Setback	20'
Minimum Side Setback	10'
Maximum Building Height	35'
Maximum Lot Coverage	60%

ARTICLE VII

OFF-STREET PARKING STANDARDS

§ 145-91 GENERAL REGULATIONS.

- A. Off-Street parking, loading and unloading facilities shall be provided in accordance with the specifications of this Article in any zoning district for Uses that are established, enlarged or extended onto any Lot after the effective date of this Chapter.
- B. All parking areas established prior to the effective date of this Chapter that are not in conformance with all provisions of this Article shall be allowed to continue as previously laid out. When the cumulative expansion of an existing Use or the change to another authorized Use within that zoning district results in an increase of more than ten (10) percent in the number of currently required spaces, additional parking must be provided in accordance with the standards of this Article.
- C. The facilities required herein shall be available throughout the hours of operation of the particular business or Use for which such facilities are provided.
- D. As used herein, the term "parking space" includes either covered garage space or uncovered parking lot space. No parking spaces are permitted within the Right-of-Way.

§ 145-92 MINIMUM REQUIRED PARKING.

- A. The minimum required number of parking spaces required is determined according to Table VII-1: Minimum Parking Requirements.
- B. The minimum parking requirement is calculated as the sum of parking required for each Use on a site, including multiple Uses within a single Structure, as measured as follows:
 - 1) When computation results in a fractional number, fractions greater than or equal to 0.5 are rounded up and less than 0.5 are rounded down.
 - 2) Required parking is calculated according to the Gross Floor Area of each Use except where specified otherwise.
 - 3) Where required parking specifies staff counts, the calculation shall be based on the maximum staff count during the busiest shift.
 - 4) Where required parking specifies seats, bench seats are counted as one (1) seat for every three (3) feet.

- C. Requirements for unlisted Uses. Upon receiving an application for a Use not specifically addressed in this Article, the Zoning Officer is authorized to apply off-Street parking standards specified for the Use deemed most similar to the proposed Use.

TABLE VII-1: MINIMUM PARKING REQUIREMENTS	
Use	Requirements
Agricultural Uses	
Agricultural Activities	None except 1 per 200 square feet (SF) of Gross Floor Area (GFA) of the portion of the Building used for sale of products produced on the Premises
Forestry	None
Riding Stable	Per results of an approved parking needs analysis study
Residential Uses	
Continuing Care Facility	1 per room
Dwelling, Duplex	2 per dwelling unit
Dwelling, Multi-Family	2 per multi-family dwelling unit
Dwelling, Single-Family Attached	2 per dwelling unit
Dwelling, Single-Family Detached	2 per dwelling unit
Group Residence Facility	1 per bedroom
Manufactured Home Park	2 per dwelling unit
Mixed Use Occupancy (Residential/Commercial)	Shall comply with the residential and commercial minimums, which can be reduced if shared parking is approved
Treatment Center	1 per bedroom
Civic or Semi-Public Uses	
Cemetery	1 per full-time employee and 0.25 per seat of chapel or assembly room capacity
Correctional Facility	1 per employee on maximum shift plus one per service vehicle
Educational Institution	Pre-K: 1 per employee on peak shift, plus 2 per classroom; K-8: 1 per employee on peak shift, plus 1 per classroom; 9-12: 1 per employee on peak shift, plus 10 per classroom; Post-Secondary: per results of an approved parking needs analysis study
Essential Services	1 per facility
Garage, Public	None
Hospital	Per results of an approved parking needs analysis study
Place of Worship/Assembly	1 per every 3 seats
Public or Private School	See requirements for Educational Institution
Recreation Facility, Public (Indoor)	1 per 4 seats or 1 per 50 SF of GFA if no permanent seats

Recreation Facility, Public (Outdoor)	Per results of an approved parking needs analysis study
Commercial Uses	
Adult-Oriented Use	1 per 200 SF of GFA
Amusement Park	Per results of an approved parking needs analysis study
Animal Daycare	4 spaces, plus 1 per 6 animals at peak occupancy
Bed-and-Breakfast Inn	1 per guest room plus 2 for owner's portion
Bottle Club	1 per every 3 seats plus 1 per each 2 employees
Business Services	1 per 500 SF of GFA
Campground	1 per 6 campsites, plus 4 per laundry and shower facility
Car Wash	1 per 400 SF of GFA, including service bays, wash tunnels and retail areas
Clinic	1 per 200 SF of GFA
Convenience Store, Large Convenience Store, Neighborhood Convenience Store, Small	1 per 200 SF of GFA
Day-Care Center	1 per 300 SF of GFA
Eating and Drinking Establishment	1 per 100 SF of GFA
Financial Institution	1 per 300 SF of GFA
Funeral Home	1 per 75 SF of public area
Golf Course	Per results of an approved parking needs analysis study
Health Club	7.5 per 1,000 SF of GFA
Hotel	1 per room plus 1 per every 2 employees
Kennel	1 per each 5 kennels; minimum of 3 spaces
Lawn and Garden Center	1 per 300 SF of GFA of sales and service Building
Manufactured Home Sales	1 per 300 SF of GFA
Makerspace	1 per 250 SF of GFA
Medical Marijuana Dispensary	1 per 300 SF of GFA
Mixed Use Occupancy (Commercial)	Shall comply with the minimums of included Uses, which can be reduced if shared parking is approved
Motel	1 per room plus 1 per every 2 employees
Multiple-Establishment Center	Shall comply with the minimums of included Uses, which can be reduced if shared parking is approved
Personal Services	1 per 250 SF of GFA
Pet Grooming Establishment	1 per each grooming station; minimum of 3 spaces
Professional Services	1 per 200 SF of GFA

Recreation Facility, Commercial (Indoor) Recreation Facility, Private (Indoor)	1 per 4 seats or 1 per 50 SF of GFA if no permanent seats
Recreation Facility, Commercial (Outdoor) Recreation Facility, Private (Outdoor)	Per results of an approved parking needs analysis study
Retail Business Establishment	1 per each 300 SF of GFA
Shopping Center, Community Shopping Center, Neighborhood Shopping Center, Regional	1 per each 300 SF of GFA
Studio, Dancing or Music	1 per 200 SF of GFA of performance area plus 1 per 400 SF of GFA remainder
Theater	1 per 4 seats
Vehicle Detail	3 per detail station
Vehicle Fuel Service Station	1 per fuel station plus 2 parking spaces
Vehicle Sales, Rental, Service and Repair	Per results of an approved parking needs analysis study
Veterinary Clinic	2.5 spaces for every one treatment room
Industrial Uses	
Aviation Field	A parking needs analysis study must be prepared, which outlines the parking required, prior to Township approval.
Brewery	1 per 1,500 SF of GFA
Building Materials Facility, Lumberyard	1 per 500 SF of GFA including outdoor/exterior display area.
Building Trade	1 for every 500 SF of GFA plus one for each company vehicle
Distribution Facility	1 per 400 SF of GFA
Exterminating Service	1 for every 500 SF of GFA plus one for each company vehicle
Extractive Industry	1 per employee on peak shift
Heavy Industry/Manufacturing	1 per 1,500 SF of GFA
Junkyard	1 per 500 SF of GFA of Buildings plus 10 spaces
Lawn and Garden Supply Facility	1 per 500 SF of GFA including outdoor/exterior display area.
Light Industry/Manufacturing	1 per 500 SF of GFA
Medical Marijuana Grower/Processor	1 per 500 SF of GFA
Recycling Collection and Processing Facility	1 per 500 SF of GFA
Research and Development	1 per 500 SF of GFA
Sanitary Landfill	1 per 500 SF of GFA of Buildings plus 10 spaces
Self-Storage Facility	1 per 10 storage spaces, plus 3 spaces
Towing Services	1 for every 500 SF of GFA plus one for each company vehicle

Transportation Depot	Per results of an approved parking needs analysis study
Truck Stop Establishment	1 per each 50 SF of eating area plus 1.5 per each guest sleeping room plus 1 per each 300 SF of floor space devoted to repair plus 1 per each 200 SF of GFA
Warehouse	1 per 1,000 SF of GFA
Wholesale Establishment	1 per 1,000 SF of GFA

§ 145-93 MAXIMUM PARKING.

The maximum amount of permitted parking shall be one hundred twenty percent (120%) of the minimum required parking.

§ 145-94 PARKING REQUIREMENT REDUCTIONS.

- A. Reserve Parking. If the number of spaces required is larger than the number of spaces the applicant anticipates will be needed, the Zoning Officer may approve holding up to fifty percent (50%) of required spaces as “reserve parking” to avoid unnecessary paving, subject to the following:
 1. The applicant shall document that suitable area exists on the site for one hundred percent (100%) of the parking required. If constructed, the reserve parking shall meet all applicable provisions of this Article as of the date the Construction Permit is sought.
 2. Regardless of the number of spaces initially paved, a parking area shall be designed to fully accommodate the aggregate number of required spaces, and the area held as reserve parking shall be clearly designated on the plan.
 3. All stormwater engineering shall be designed based on total parking requirements, including the reserved spaces.
 4. The reserve parking area shall be considered in calculating the impervious surface ratio.
 5. The Zoning Officer reserves the authority to require that reserved spaces be constructed in the future if the Township determines that they are needed.
- B. Shared parking. Common shared surface parking lots and/or parking garages are preferred and encouraged. The required off-Street parking spaces for two (2) or more Uses may be provided collectively on one Lot or on two or more contiguous Lots (as determined exclusive of the Right-of-Way) subject to the following:
 1. The number of shared parking spaces shall be supported by a parking needs analysis study documenting anticipated parking needs based on the combined utilization of

all facilities on site simultaneously or demonstrating that the hours or days of peak parking needed for the Uses are so different that a lower total will adequately provide for all Uses served by the facility. The parking needs analysis study shall be prepared by a Person or firm trained or certified to perform such studies.

- a. The Township reserves the right to require an updated parking needs analysis if the submitted parking needs analysis study was based on inaccurate or false data/assumptions or the data/assumptions relied upon in the analysis have been changed. The Township also reserves the right to require additional parking or allow less parking based upon the results of the updated parking needs analysis study.
2. The parties shall execute and submit a Shared Use Parking Agreement outlining the terms and conditions of the shared parking arrangement, including required reciprocal obligations. This agreement, upon acceptance by the Township, shall be recorded with the Erie County Recorder of Deeds by the parties.

§ 145-95 PARKING LOCATION.

- A. Presque Isle Corridor. For all Lots within the Presque Isle Corridor, no proposed parking spaces are allowed between the Building and the Right-of-Way. Surface parking spaces shall be limited to the side, the rear or at the face of a Building that does not front along a Street.
- B. Targeted Commercial Corridors.
 1. For all Lots fronting a Targeted Commercial Corridor, which are developed with a Building whose front façade faces the Targeted Commercial Corridor, if less than forty percent (40%) of the proposed surface parking spaces for the development is placed between the Building and the Right-of-Way, then the Zoning Officer shall approve one (1) of the following incentives for such development, and shall approve one (1) additional incentive from the following incentives if less than twenty percent (20%) of the proposed surface parking spaces for the development is placed between the Building and the Right-of-Way:
 - a. An increase of Gross Floor Area of fifteen percent (15%) of a Lot's net Buildable Area.
 - b. An increase of the maximum Building Height of ten (10) feet.
 - c. A reduction of twenty-five percent (25%) of the minimum side and/or Rear Yard Setbacks when adjacent to property within the same zoning district.

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- C. Partial or full underground parking may be used.
 - D. Where parking lots are allowed to locate or remain between the face of a Building and its Street frontage, a ten-foot-wide planting area shall be provided between the parking lot and Street Right-of-Way.
 - E. A garage or carport may be located wholly or partly inside the walls of the Principal Structure or attached to the outer walls. If separated from the Principal Structure, a garage or carport shall conform to all applicable Accessory Structure requirements.

§ 145-96 PARKING ACCESS.

- A. There shall be adequate provision for ingress and egress to all parking and Loading Spaces designed for use by employees, customers, delivery services, salespeople and/or the general public as approved by the Zoning Officer.
- B. Fire lanes shall be provided in accordance with the requirements of the current Fire Code as adopted in the Millcreek Township Code, Chapter 29, Code Enforcement, Part 4, Fire Prevention, Article IX, International Fire Code.
- C. Dead-end aisles in off-Street parking areas shall be designed to the following minimum standards:
 - 1. Depth of turnaround area: thirteen (13) feet.
 - 2. Width of turnaround area: twenty-four (24) feet.

§ 145-97 OFF-STREET PARKING LAYOUT AND DESIGN.

- A. All off-Street parking spaces and aisles shall be dimensioned according to Table VII-3: Off-Street Parking Minimum Dimensions and subject to the following:
 - 1. Space width is measured from the centerline of stripes.
 - 2. Compact Vehicle parking may be provided for up to thirty percent (30%) of required parking spaces with dimensions according to Table VII-3. Compact Vehicle spaces shall be clearly marked or posted for "Compact Cars Only."
 - 3. Each space shall have a vertical clearance of at least seven (7) feet.

TABLE VII-3: OFF-STREET PARKING MINIMUM DIMENSIONS

Angle of parking	Aisle: One-way, single loaded	Aisle: One-way, double-loaded	Aisle: Two-way, double loaded
90 degrees	20 ft. min.	22 ft. min.	22 ft. min.
60 degrees	18 ft. min.	18 ft. min.	22 ft. min.
45 degrees	14 ft. min.	14 ft. min.	20 ft. min.
Parallel	10 ft. min.	10 ft. min.	20 ft. min.
Standard Space	Minimum 9 ft. wide and 18 ft. deep		
Compact Space	Minimum 8.5 ft. wide and 16 ft. deep		
Parallel Space	Minimum 7 ft. wide and 22 ft. deep		

- B. Required Accessible Parking. Parking facilities accessible for persons with Disabilities shall be in compliance with or exceeding the standards detailed in the state and federal Building or accessibility requirements, including the quantity, size, location and accessibility of spaces.
- C. Illumination. All parking lots and parking Structures and their related pedestrian areas shall provide a level of illumination at any point in the parking lot or parking Structure not less than one foot-candle measured at the pavement. All lighting shall be shielded or otherwise optically controlled to prevent Glare and limit trespass on adjacent properties.

§ 145-98 LOADING, SERVICING AND CIRCULATION.

- A. Shared loading areas are permitted, provided that each Building shall have direct access to the shared loading area without crossing Streets or alleys, and that Loading Spaces within a shared loading area shall meet the minimum required spaces for each Building served. No Lot served shall be more than five hundred (500) feet from the central loading area.
- B. Loading docks must be of sufficient size to accommodate normal peak load requirements.
- C. Adequate area that is screened from public view shall be provided for dumpsters and the disposal of waste. Dumpster locations shall be in the rear of a parking lot out of view from public Streets where feasible.