

FOR LEASE

2,240± SF 2ND GENERATION RESTAURANT

Liberty Center I | 3728 Liberty Street, Unit 19 | Erie, PA 16508



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

PROPERTY HIGHLIGHTS

- 2,240± SF Second Generation Restaurant Space
- Layout Includes Serving Area with Counter Seating By Front Kitchen, Kitchen, Storage Area & 2 Restrooms
- Floor Plan & 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: \$10.00/SF/YR - NNN
NNN Estimated At \$4.28/SF/YR (Based On 2024)
Approximate Rent & CAM: \$2,666/Month + Utilities

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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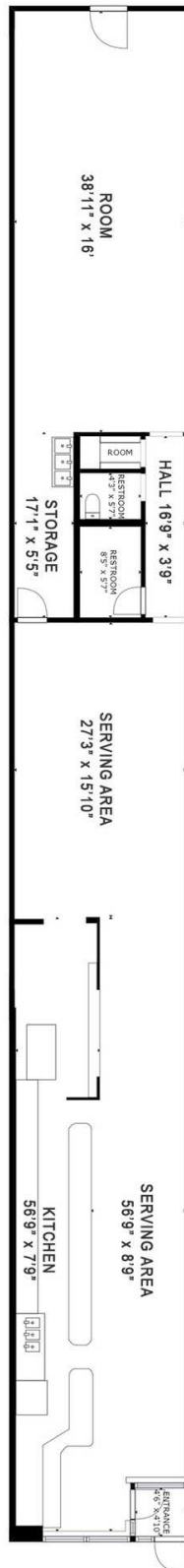


SBRE

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SBRE
SHERRY BAUER REAL ESTATE SERVICES



2,228± SF Gross Internal Area
2,240± SF Rentable Area

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

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