

WEST ERIE PLAZA 2300 W 12TH STREET

ERIE, PA 16505

±33,300 SF ON ±2.4 ACRES

RARE LARGE FORMAT
ANCHOR OPPORTUNITY
AVAILABLE!

FOR SALE!



property highlights.

- Area Retailers: **PET SUPPLIES PLUS** **planet fitness**
STARBUCKS **CHIPOTLE** **BIG LOTS!** **GIANT EAGLE**
- Zoning: C-4 Regional Commercial
- ±33,300 SF building in West Erie Plaza with great co-tenancy and unmatched visibility
- Situated at full access intersection of Pittsburgh Avenue and West 12th Street (Route 5)
- Ample parking
- Less than a mile to major interstate 79-South and close proximity to Erie International Airport

stats.

2020 DEMOGRAPHICS*	5 MILES	7 MILES	10 MILES
EST. POPULATION	134,204	170,889	196,340
EST. HOUSEHOLDS	55,998	70,896	80,294
EST. AVG. HH INCOME	\$61,289	\$63,178	\$65,678

WEST 12TH STREET TRAFFIC COUNT: 20,707 VPD *ESRI 2020



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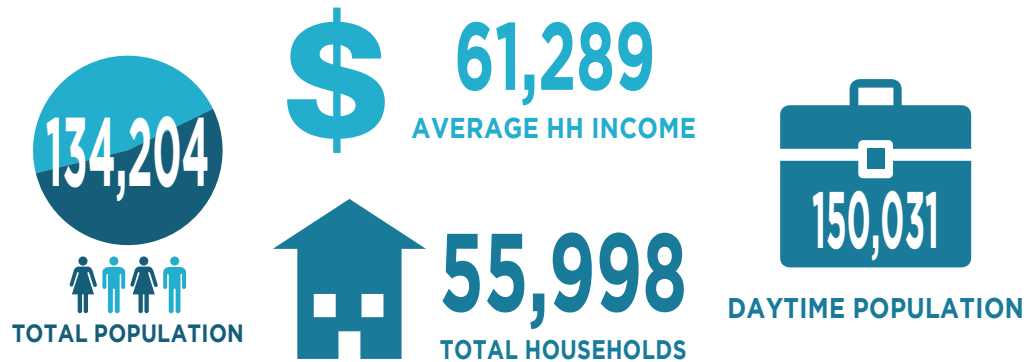
get in touch.

GREG JONES

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gjones@metrocommercial.com

demographic highlights:

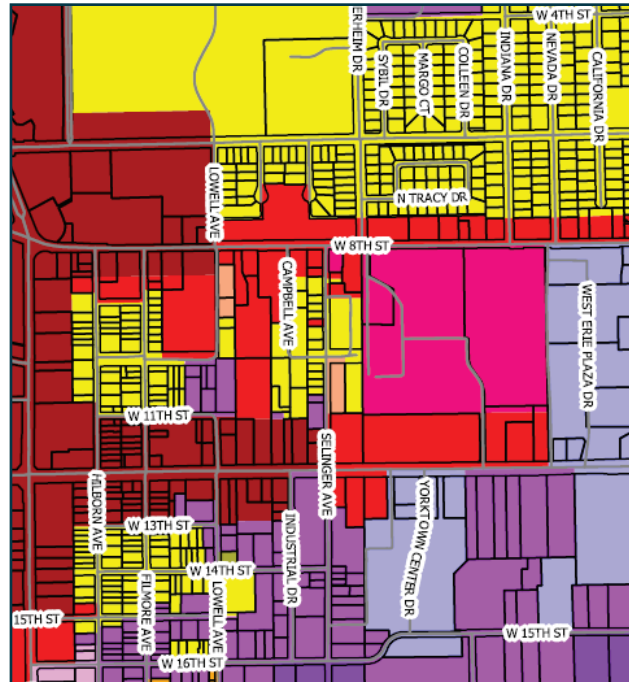
*DEMOGRAPHICS BASED ON A 5-MILE RADIUS



zoning:

Permitted Uses:

- Integrated neighborhood community or regional shopping center, consisting of two or more businesses made up of uses permitted in any C-1, C-2 or C-3 Zoning District



site data

- Acres: ±2.4 AC
- Square Foot: ±33,300 SF
- Zoning: C-4 Regional Commercial

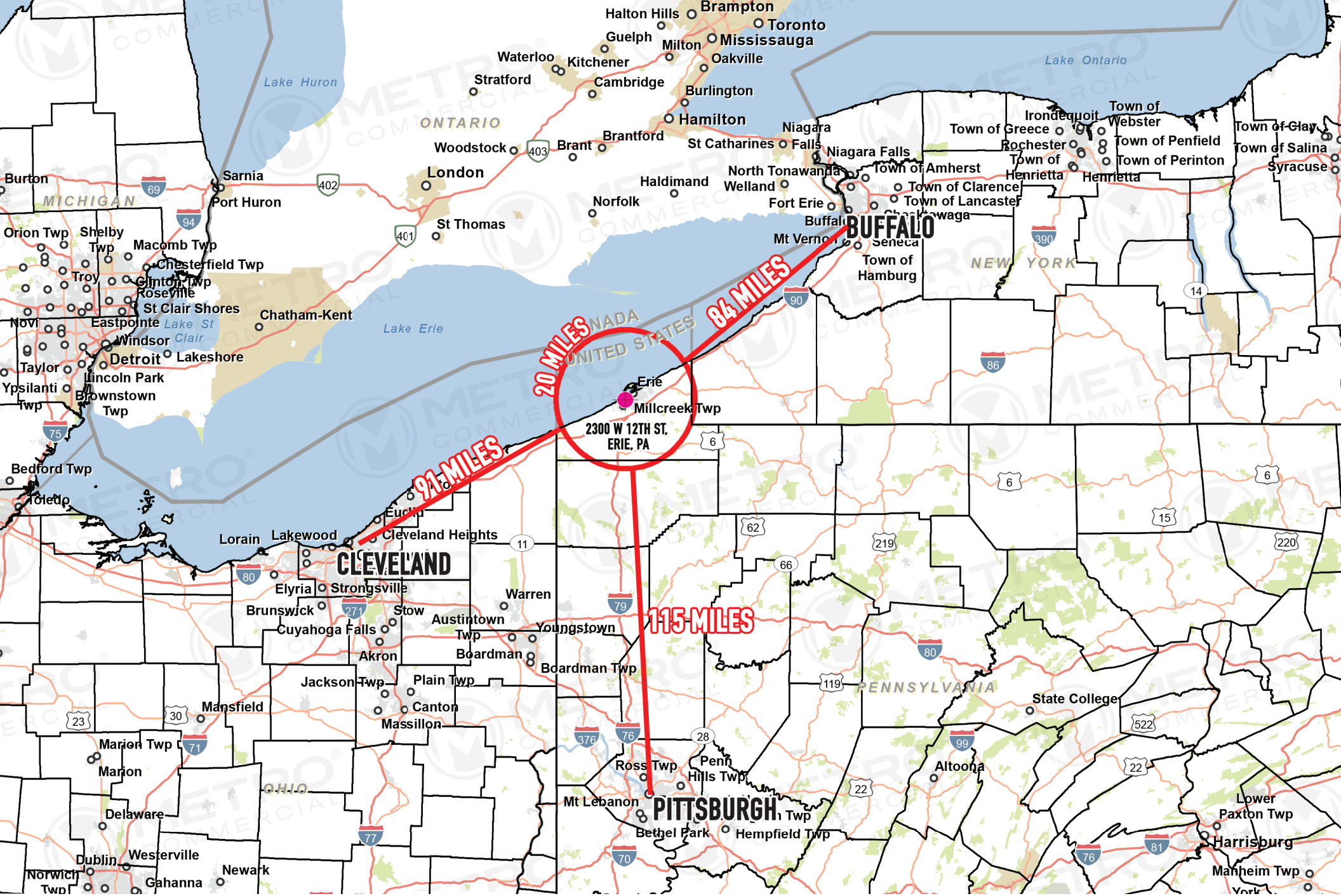
Township: Mill Creek Township
County: Erie

About Erie:

Erie is the fourth largest city in Pennsylvania located on the south shore of Lake Erie with a population of 134,204 and median household income of \$61,289. Erie is halfway between the cities of Buffalo, New York, and Cleveland, Ohio, and due north of Pittsburgh, Pennsylvania. Erie's manufacturing sector remains prominent in the local economy, though healthcare, higher education, technology, service industries, and tourism are emerging as significant economic drivers. Over four million people visit Erie during summer months for recreation and tourist attractions.

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ERIE, PA





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**2300 W 12TH STREET
ERIE, PA**





±33,300 SF ON
±2.4 ACRES

YOUR SIGN HERE

PET SUPPLIES PLUS

Northwest

PITTSBURGH AVENUE 8,348 VPD

WEST 12TH STREET 20,707 VPD

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ERIE, PA



SITE
WEST ERIE PLAZA

planet fitness
 JJ's
 PET SUPPLIES PLUS
 CHIPOTLE
 RITE AID
 Northwest

Bob Evans
 Marquette SAVINGS BANK
 ERIE BANK

Flyant's Tire & Auto Service

FAMILY DOLLAR

Tuesday Morning
Huntington
Met's
 southwest grill

CVS
 pharmacy

UPS
GIANT EAGLE
 Panera

DOLLAR GENERAL
AMERICAN FREIGHT
 FURNITURE - MATTRESS

BIG LOTS!
 Starbucks
 Wendy's
 save a lot

MILL CREEK MALL
 OWNER: CAFARO
 GLA: 2,217,697 SF
 SALES: N/A
 ★ macy's *Boscov's*
 JCPenney
DICK'S
 SPORTING GOODS

MILL CREEK PAVILION
 Michaels ROSS
 petco DSW
 QUIK'S
 Christmas Tree Shops
TJ-maxx
 at home
 The Home Decor Superstore
 HomeGoods

BARNES & NOBLE

Wegmans

FIVE GUYS
 BURGERS AND FRIES

GIANT EAGLE
 FIELD STREAM

TARGET
BEST BUY
Marshalls

GAP
OLD NAVY
LOWE'S
KOHL'S
Burlington
HOBBY LOBBY
Party City
STAPLES

Chick-fil-A

Goodwill
John V. Schultz
 FURNITURE

PETSMART

Walmart
 SUPERCENTER

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