

FREESTANDING BUILDING // ERIE, PA

1924 Water Street, Erie, PA 16510



.34 ACRES: FOR SALE OR LEASE

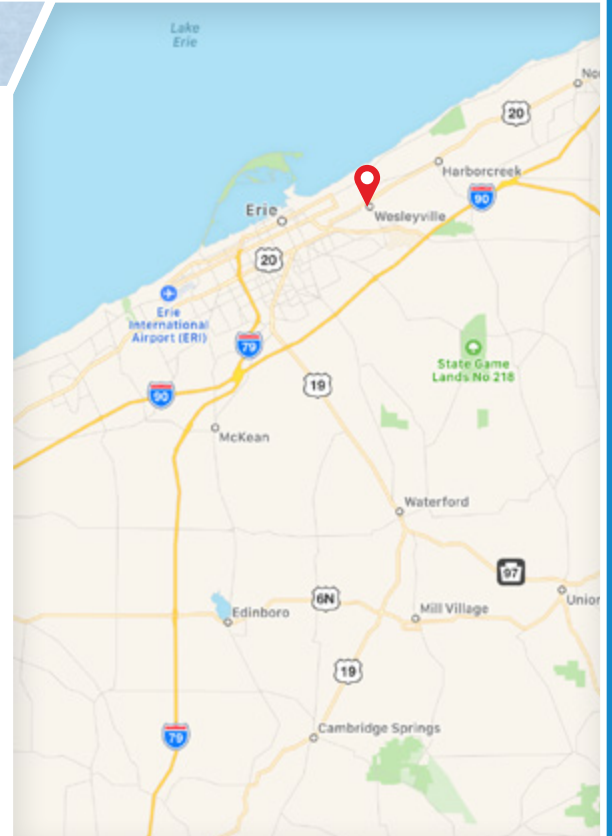
- Located at the intersection of Buffalo Rd & Water St. in Erie, PA. 1 mile from Iroquois Junior/Senior high school (grades 7-12 / 568 students) and 2.5 miles north of Penn State Erie - Behrend University (5,050 students).
- 480 SF freestanding building on .34 acres for sale or lease.
- Nearby retailers and restaurants include: Giant Eagle, Big Lots, Kmart, Aldi, Autozone, Pet Supplies Plus, Panera Bread, Rite Aid, Walgreens, Dollar Tree and Applebee's.
- Hard Corner at signalized intersection.
- Zoned B-1: Business

TRAFFIC COUNTS

Buffalo Road - 18,000 ADT

Water Street - 7,380 ADT

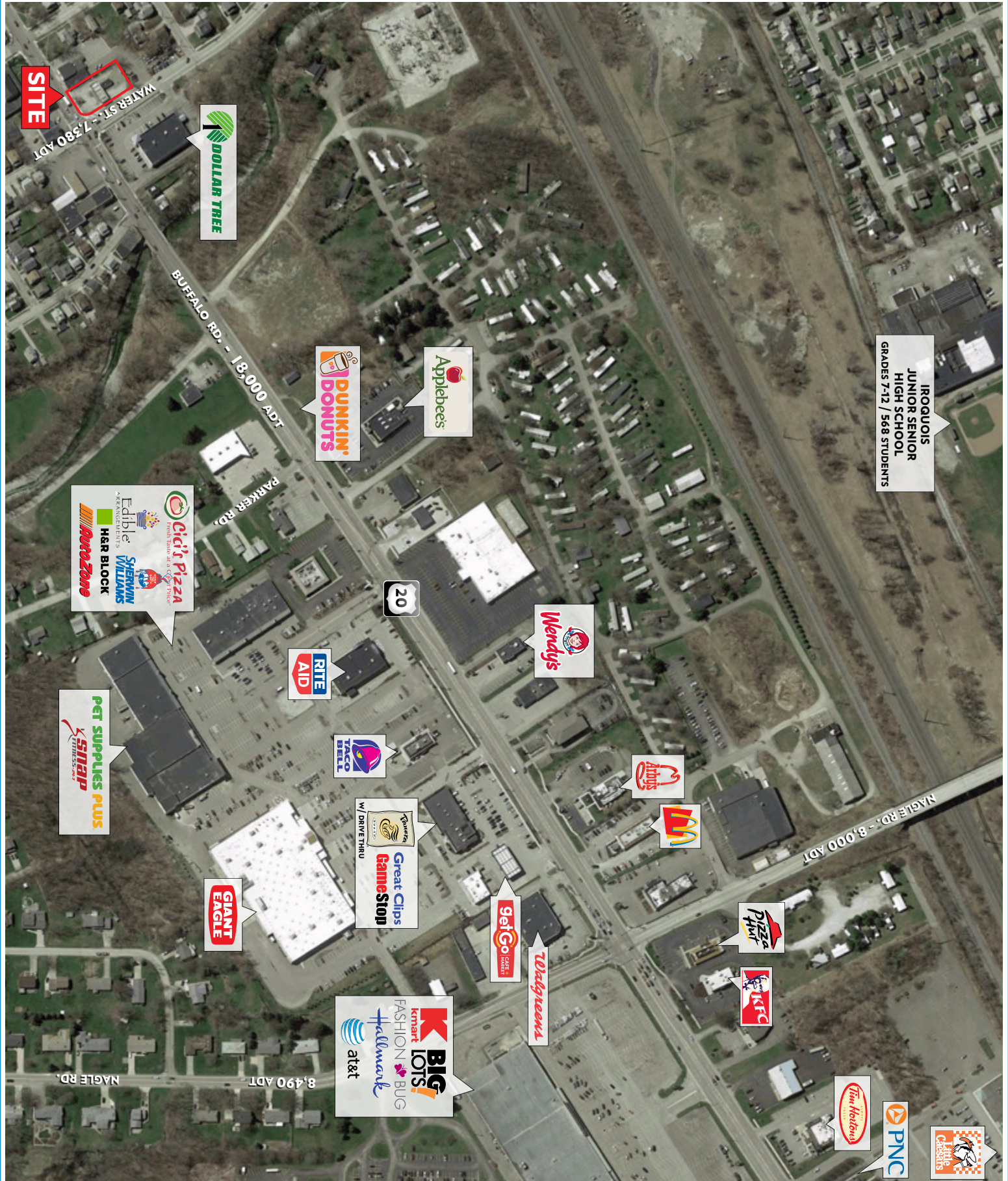
DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Population	53,951	108,003	189,286
Households	21,037	43,355	79,126
Median HH Income	\$48,800	\$45,023	\$51,580
Active Businesses	1,445	4,583	8,810



Owned by ECHO Realty • Leased by ECHO Retail
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SITE

WATER ST. - 7,580 ADT

DOLLAR TREE

BUFFALO RD. - 18,000 ADT

DUNKIN'
DONUTS

Applebee's

IROQUOIS JUNIOR SENIOR HIGH SCHOOL
GRADES 7-12 / 568 STUDENTS

Cici's Pizza
Fresh Taste in a Hot Price

Sherwin Williams
Paints & Supplies

Edible Arrangements

AutoZone

H&R Block

20

Wendy's

RITE AID

PET SUPPLIES PLUS
SINAP

ELCO BELT

Abby's

Great Clips
GameStop
w/ DRIVER THRU

McDonald's

NAGLE RD. - 8,000 ADT

GIANT EAGLE

getGo
CAR CARE

Pizza Hut

NAGLE RD.

8,490 ADT

K BIG!
Kmart
FASHION BUG
at&t

Waldgreens

KFC

Tim Hortons

PNC

Auto Care