

Liberty Center I

3407-3728 LIBERTY STREET | ERIE, PA 16508

Available Spaces

2,000 up to 14,761 SF

Outparcels also available: 10,000 SF and up to 3.30+ acre Pad Sites



Retailers



HARBOR
FREIGHT

Hatchet
STUMPY'S
House



GNC



DOLLAR TREE



3-Mile Demographics



104,775

POPULATION



44,409

HOUSEHOLDS



\$76,979

AVERAGE HH INCOME



61,338

DAYTIME POPULATION

Property Highlights

- 2,000 to 14,761 SF available; outparcels also available: 10,000 SF and up to 3.30+ acre pad sites
- 229,805-square-foot community center anchored by a newly renovated Tops Friendly Markets with on-site fueling station
- Prime location at the intersection of Liberty and W. 38th Streets at Peach Street/Route 19, Erie's primary retail corridor
- Strong co-tenancy includes Harbor Freight Tools, Dollar Tree, PA Wine & Spirits, Hatchet Stumpy's House and AMVETS Thrift Store
- Star Restaurant & Bar & Royal Eyebrow Threading coming soon
- Average Daily Traffic: 13,124 Peach Street

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SITE PLAN



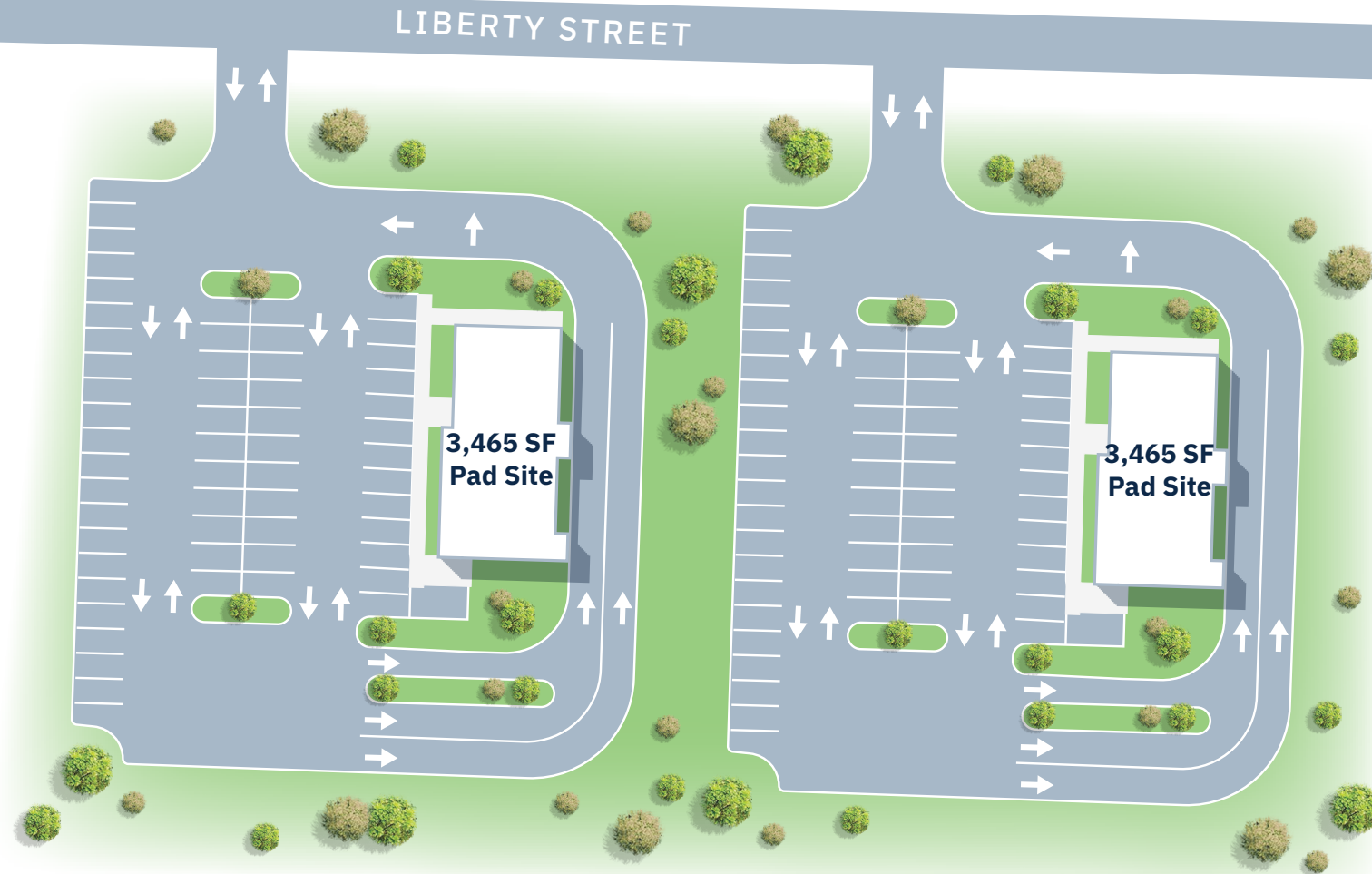
Tenant Roster		SF
1	Stumpy's Hatchet House	5,796
2A	Star Restaurant & Bar	3,430
2	Reserved	10,740
3A	Dollar Tree	9,122
3B	Rent-A-Center	5,210
4	Available	2,500
5	PA Wine & Spirits	7,734
6	Erie Gymnastics Center	11,928
7	H&R Block	2,840
8	Reserved	3,550
9	Available	6,723
10	Available	8,038
11	Werner Books/Coffee Shop	5,833
12	Available	2,000
13	Available	3,500
14	Fred's Furniture	6,300
15	Rotech Healthcare	3,920
16	Available	3,500
17	Available	2,000
18	Reserved	2,500
19	Reserved	2,240
20	Royal Eyebrow Threading	1,400
21/22	Harbor Freight Tools	13,310
23	GNC	2,100
24	Village Smithy Emporium	3,360
25	AMVETS Thrift Store	28,520
26	Tops Friendly Markets & Gas Station	57,117
27	Available Ground Area	10,000
28	Northwest Savings Bank	3,500
29	Proposed Pad Site	3,465
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PROPOSED PAD SITE



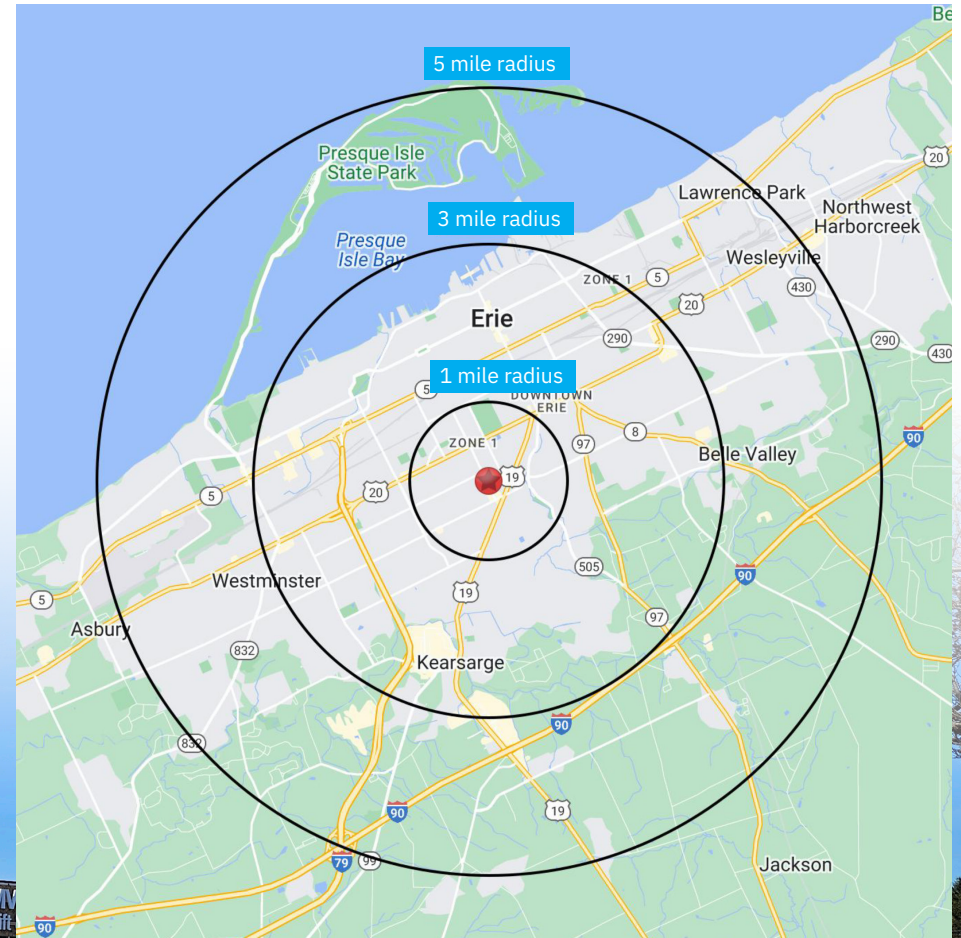
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DEMOGRAPHICS

2010-2020 Census 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	18,105	104,775	150,883
Households	7,643	44,409	63,560
Average Household Income	\$79,496	\$76,979	\$83,979
Projected Average Household Income (2028)	\$92,116	\$88,228	\$94,963
Median Household Income	\$58,879	\$55,187	\$60,471
Total Businesses	596	3,834	5,221
Total Employees	7,234	55,643	75,458
Daytime Population	8,144	61,338	83,488
Total Annual Household Expenditure	\$457.06 M	\$2.58 B	\$3.93 B
HH Income \$200K or more	208	1,820	3,239
College Degree + (Bachelor Degree or Higher)	3,783	21,135	31,837

Source: sitesusa.com



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MARKET AERIAL





Our History is Strong.
Our Vision, *Stronger.*

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agent

SBRE - Sherry Bauer Real Estate

BROKER

t. 814.453.2000

sbauer@sherrybauerrealestate.com

levinmgt.com | 70 YEARS

Main Office

975 US Highway 22

North Plainfield, NJ 07060

800.488.0768

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