

1,605 TO 4,718 ± SF AVAILABLE

For Lease | Peninsula Plaza | 1101 Peninsula Drive | Erie, PA 16505



PROPERTY DESCRIPTION

1,605 to 4,718 ± SF mixed-use suites now available at Peninsula Plaza including office & retail space: 1,605 SF office suite, 2,025 SF mixed-use space - former martial arts academy, 2,157 SF salon & spa & 2,561 SF mixed-use space. Potential for up to 4,718 SF. Features 191 parking spaces, excellent signage & visibility along a high traffic corridor with 15,644 Vehicles per Day along W. 12th Street & 12,943 VPD along Peninsula Drive. Join CVS, Domino's, Spotlight Dance, UPMC Primary Care West, Erie Distillery, Noggins Salon & Spa, State Representative Bizzarro & the new Bob's Steak House.

PROPERTY HIGHLIGHTS

- 1,605 to 4,718 ± SF Available at Peninsula Plaza
- 1,605 ± SF Office Suite
- 2,025 ± SF Mixed-Use Space (Available Dec. 1, 2020)
- 2,157 ± SF Salon & Spa
- 2,561 to 4,718 ± SF Mixed-Use Space
- Abundant Parking with 191 Paved Spaces
- High Traffic Area with 15,644 VPD Along W. 12th Street

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

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OFFERING SUMMARY

Lease Rate:	\$11.50- 13.00 SF/yr (NNN)
Available SF:	1,605 - 4,718 SF
Lot Size:	3.726 Acres
Building Size:	54,733 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 209	\$13.00 SF/yr	1,605 SF
Suite 210	\$12.75 SF/yr	2,157 - 4,718 SF
Suite 211	\$12.25 SF/yr	2,561 - 4,718 SF
Suite 204	\$13.00 SF/yr	2,025 SF
Suites 210 & 211	\$11.50 SF/yr	4,718 SF

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SBRE
SHERRY BAUER REAL ESTATE SERVICES



Suite 209 | 1,605 SF Office Suite



Suite 209 | Reception, 4 Offices, Conference Room & Kitchenette



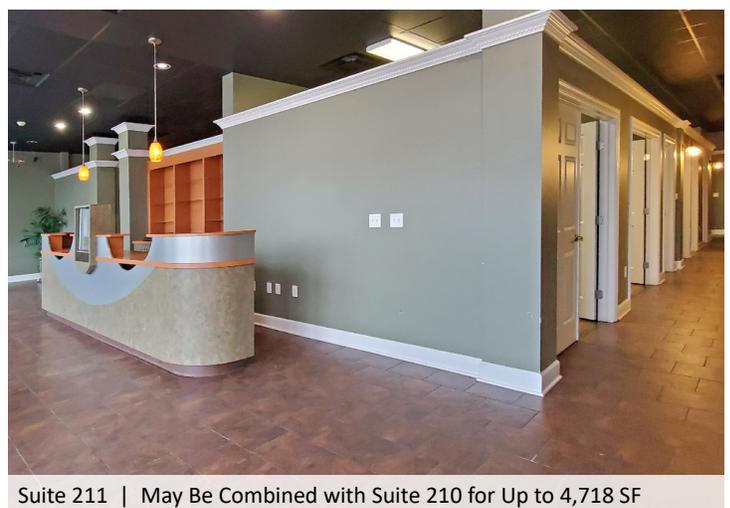
Suite 210 | 2,157 SF Salon & Spa



Suite 210 | Completely Renovated in 2012



Suite 211 | 2,561 SF Mixed-Use Space - Former Tanning Salon



Suite 211 | May Be Combined with Suite 210 for Up to 4,718 SF

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Suite 204 | 2,025 ± SF Mixed-Use Space
Most Recently Utilized as a Martial Arts Academy - Available Dec. 2020



Excellent Signage & Visibility with 15,644 Vehicles per Day Along W. 12th Street & 12,943 VPD Along Peninsula Drive



Join Peninsula Plaza

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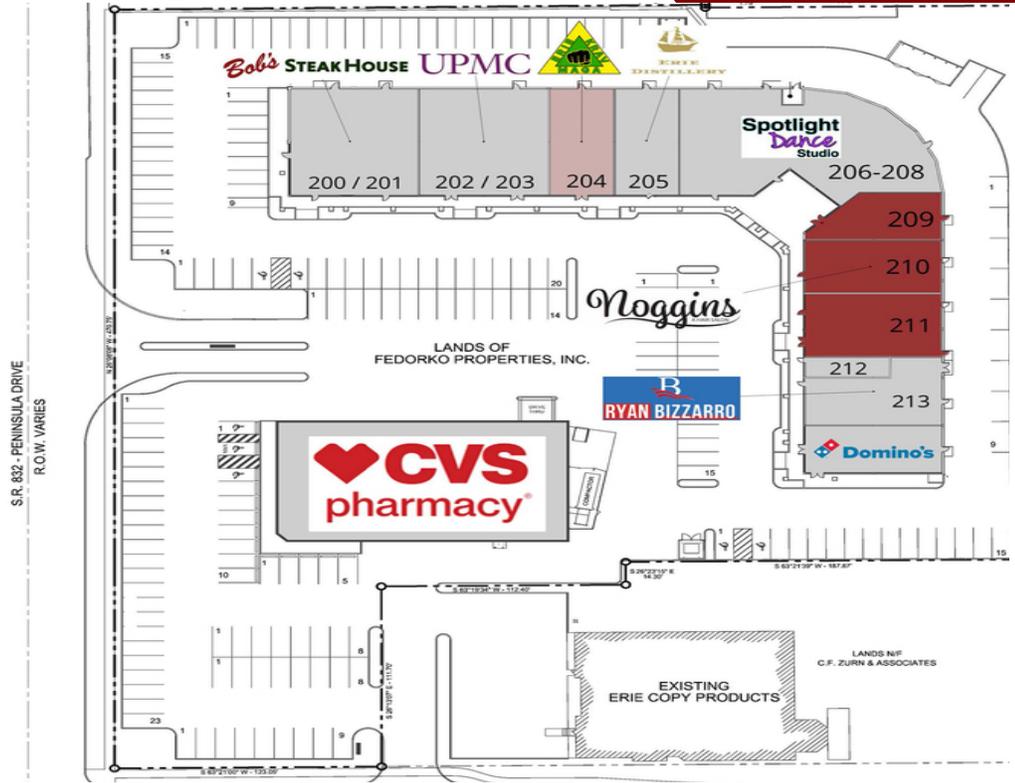
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OFFICE & RETAIL SPACE AVAILABLE AT PENINSULA PLAZA

Site Plan | Peninsula Plaza | 1101 Peninsula Drive | Erie, PA 16505

- Available
- Available Soon
- Not Available



NOTE: Drawing may not be to scale.

Plan Data: ©2019 Gary Matczak Architects, Project 113 - Oct. 31, 2019.

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 209	Available	1,605 SF	NNN	\$13.00 SF/yr
■ Suite 210	Available	2,157 - 4,718 SF	NNN	\$12.75 SF/yr
■ Suite 211	Available	2,561 - 4,718 SF	NNN	\$12.25 SF/yr
■ Suite 204	Available	2,025 SF	NNN	\$13.00 SF/yr
■ Suites 210 & 211	Available	4,718 SF	NNN	\$11.50 SF/yr

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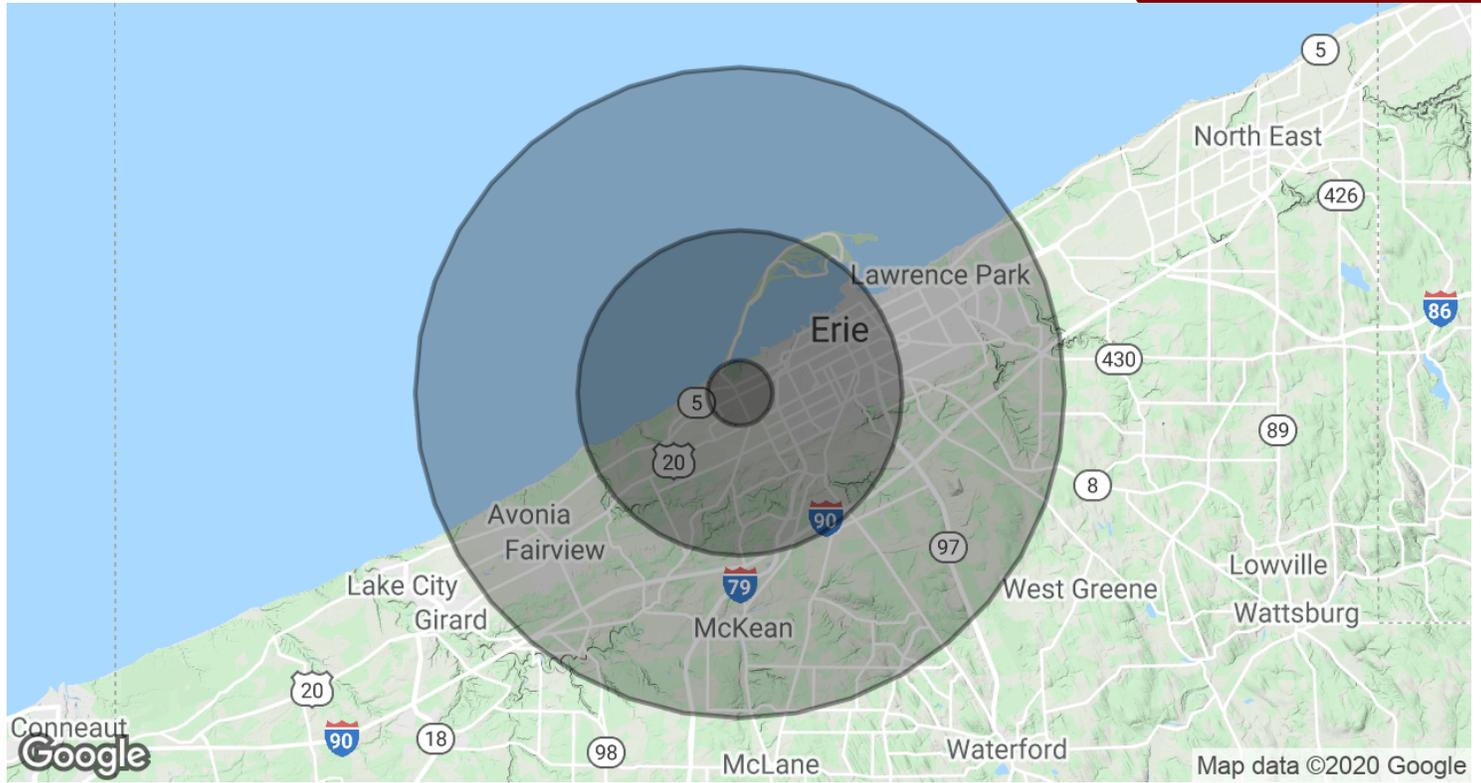
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OFFICE & RETAIL SPACE AVAILABLE AT PENINSULA PLAZA

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,695	122,472	237,249
Average Age	43.2	38.3	37.6
Average Age (Male)	39.7	36.5	35.9
Average Age (Female)	44.5	40.2	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,641	51,020	94,464
# Of Persons Per HH	2.3	2.4	2.5
Average HH Income	\$54,452	\$56,909	\$55,275
Average House Value		\$188,276	\$150,881

** Demographic data derived from 2010 US Census*

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