

AVAILABLE  
FOR SALE

# 9,553 ± SF, 3-UNIT RETAIL INVESTMENT PROPERTY

5942 Peach Street | Erie, PA 16509



## OFFERED AT:

\$3,900,000

## HIGHLIGHTS:

- 9,553 ± SF 3-Unit, Retail Center
- NNN Investment Opportunity
- Featuring Zoom Tan & Mattress Firm
- 2,892 ± SF End Cap & 0.47 ± Acre Pad Site Available
- Built in 1991 – Renovated in 2015 & 2019
- Situated on 2.348 ± Acres with 77 ± Parking Spaces
- Across From Millcreek Mall, Barnes & Noble & More
- Excellent Visibility with 31,494 VPD Along Peach St.
- 1.4 Miles from I-90 & 0.6 Miles from I-79
- Zoned C-2
- Proforma NOI \$321,999
- 8.26% Cap Rate



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Confidentiality Agreement &  
Full Offering Memorandum.

## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**  
Broker

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