

FOR LEASE

2,025 ± SF MIXED-USE SPACE

Peninsula Plaza | 1101 Peninsula Drive, Suite 204 | Erie, PA 16505



OFFERED AT:
\$13.00 SF/YR
(NNN)

PROPERTY HIGHLIGHTS

- 2,025 ± SF Mixed-Use Space
- Current Erie Krav Maga - Martial Arts Academy
- Available December 1, 2020
- Located at Peninsula Plaza on a High Traffic Corridor
- 15,644 VPD along W. 12th Street
- 12,943 VPD along Peninsula Drive
- Excellent Signage & Visibility
- Abundant Parking with 191 Paved Spaces
- Join CVS, Domino's, Erie Distillery, UPMC Primary Care, Spotlight Dance, Erie Krav Maga, Noggins Salon & Spa, State Representative Bizzarro & the New Bob's Steak House
- Additional Configurations Available from 1,605 to 4,718 SF
- Tenant Pays Base Rent + CAM
(CAM Estimated at \$3.30/SF/YR)

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FOR MORE INFORMATION PLEASE CONTACT

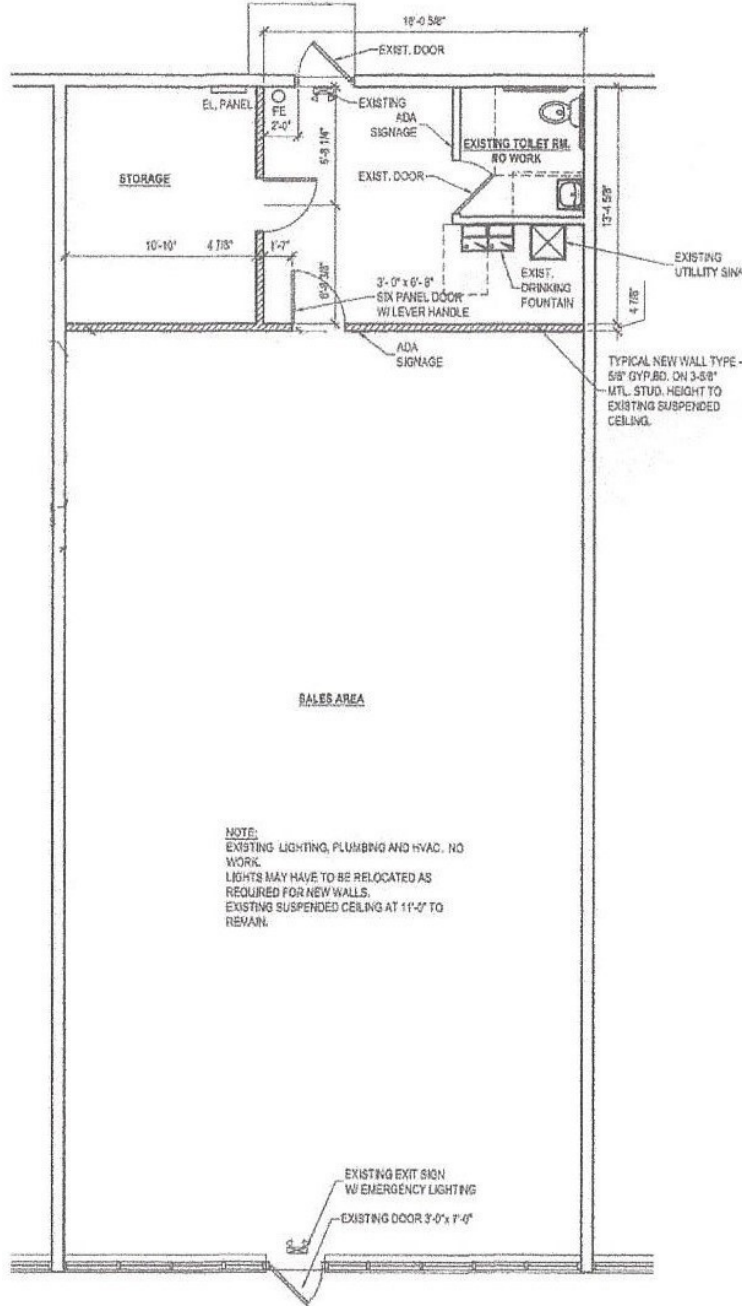
Sherry Bauer
Broker

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sbauer@sherrybauerrealestate.com





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FLOOR PLAN
SCALE: 1/4" = 1'-0"

KidderWachter
Architecture & Design
201 French Street | Erie, PA 16507 | 814-453-2414 | www.kidderwachter.com

NO.	ISSUED FOR	DATE
1.	ISSUED FOR PERMIT	5/9/2012

PENINSULA PLAZA T-204
1101 PENINSULA DRIVE
ERIE, PENNSYLVANIA 16505
FLOOR PLAN

PROJECT NO.: 2011-00XX
DATE: MAY 9, 2012

A1.0

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OFFICE & RETAIL SPACE AVAILABLE

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SBRE

SHERRY BAUER REAL ESTATE SERVICES



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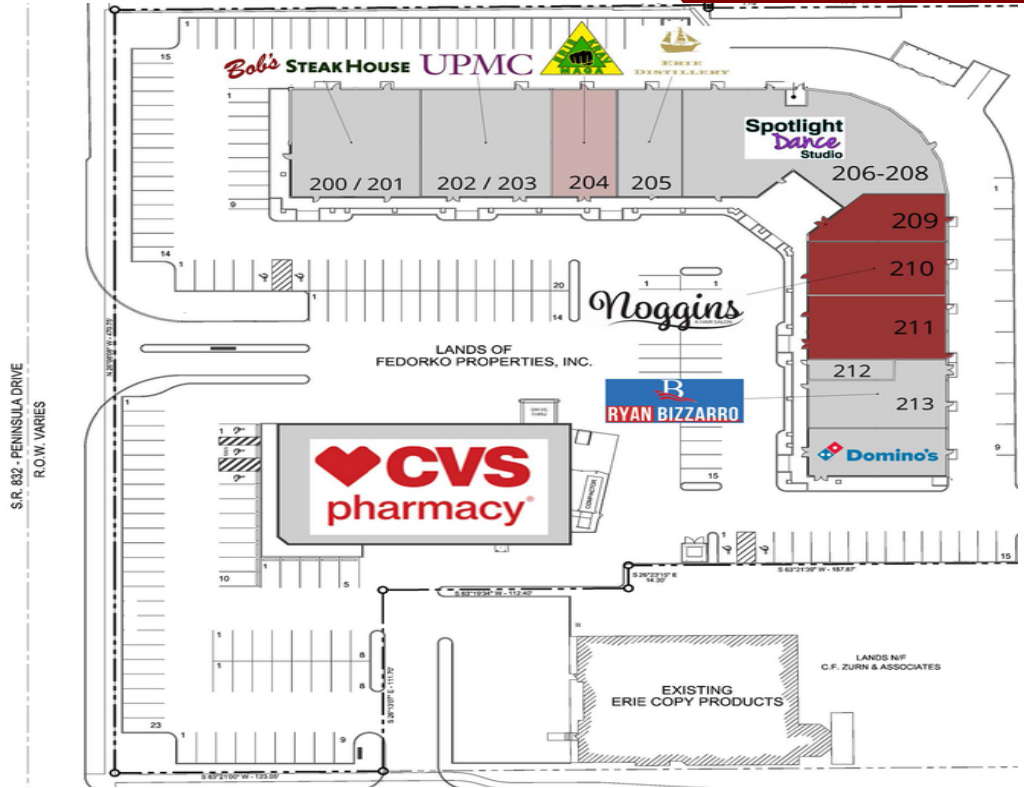
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OFFICE & RETAIL SPACE AVAILABLE

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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