

Liberty Center I

3407-3728 LIBERTY STREET | ERIE, PA 16508

LEVIN
MANAGEMENT



Available Spaces

2,240 up to 14,761 SF

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

Property Highlights

- 229,805-square-foot community center anchored by newly renovated Tops Friendly Markets with a on-site fueling station.
- AMVETS Thrift Store is now open. Star Restaurant & Bar coming soon!
- Densely populated center is centrally located at the intersection of Liberty and W. 38th streets, at Peach Street/Route 19, the main thoroughfare.
- Home to Harbor Freight Tools, Dollar Tree, Stumpy's Hatchet House, Fred's Furniture, Rent-A-Center, PA Wine & Spirits, GNC and Rotech Healthcare, among others.
- Newest additions: AMVETS Thrift Store, Erie Gymnastics Center and in-center relocation/expansion for long-time tenant Werner Books – including new coffee/pastry shop with outdoor seating.

Retailers



Average Daily Traffic

13,124 Peach Street

Demographics

3-mile radius



104,775
POPULATION



44,409
HOUSEHOLDS



\$76,979
AVERAGE HH INCOME



61,338
DAYTIME POPULATION

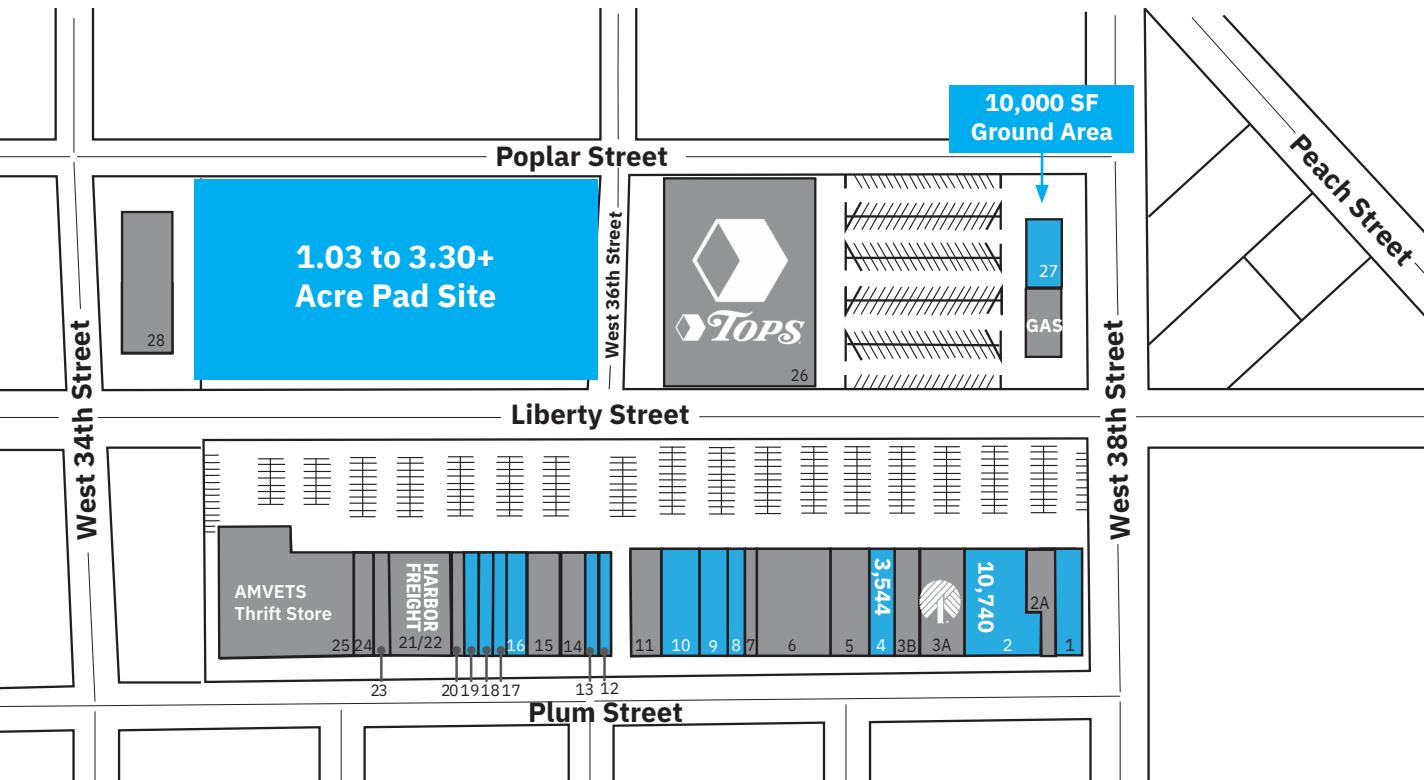
Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

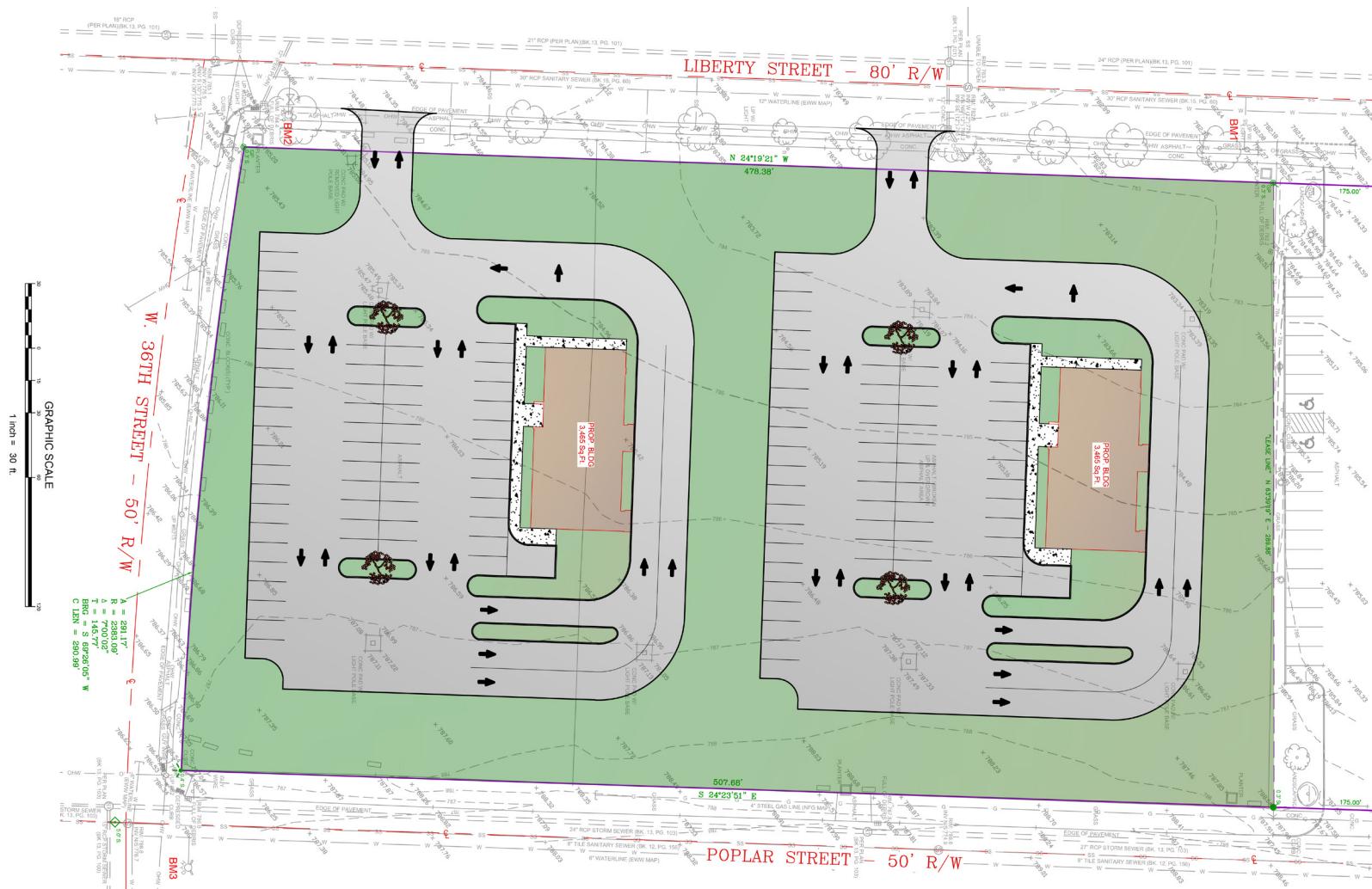
		SF
1	Available	5,796
2A	Star Restaurant & Bar	3,430
2	Available	10,740
3A	Dollar Tree	9,122
3B	Rent-A-Center	5,210
4	Available	3,544
5	PA Wine & Spirits	7,734
6	Erie Gymnastics Center	11,928
7	H&R Block	2,840
8	Available	3,550
9	Available	6,723
10	Available	8,038
11	Werner Books/Coffee Shop	5,833
12	Available	2,800
13	Available	3,500
14	Fred's Furniture	6,300
15	Rotech Healthcare	3,920
16	Available	3,500
17	Available	2,800
18	Available	2,500
19	Available	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

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PROPOSED PAD SITE



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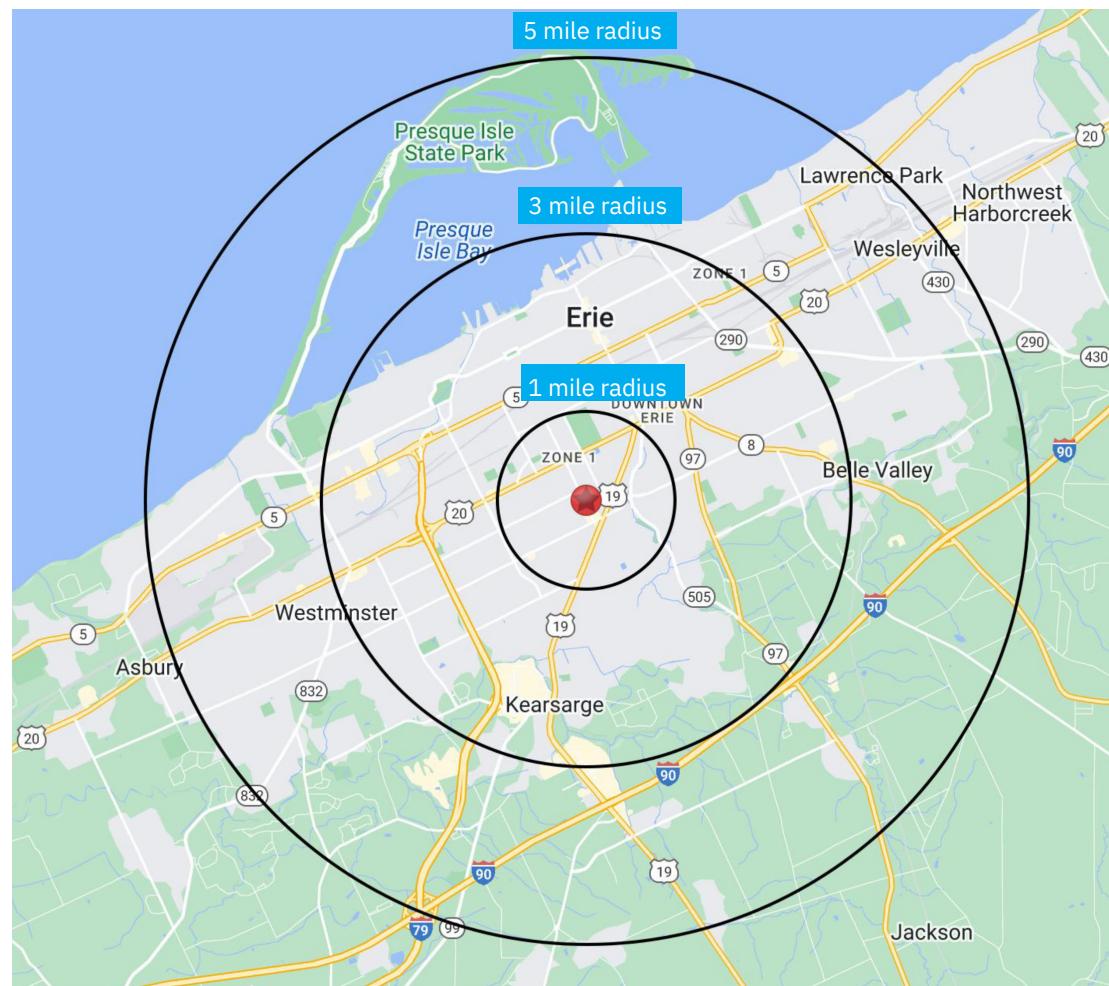
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DEMOGRAPHICS

2010-2020 Census, 2024 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



CONTACT EXCLUSIVE AGENT

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