

Liberty Center I

3407-3728 LIBERTY STREET | ERIE, PA 16508

LEVIN
MANAGEMENT



Available Spaces

1,400 up to 18,311 SF

Property Highlights

- 229,805-square-foot community center anchored by newly renovated Tops Friendly Markets with a on-site fueling station and AMVETS Thrift Store - 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, Dickey's Barbecue Pit, GNC and Rotech Healthcare, among others.
- Newest additions: Erie Gymnastics Center and in-center relocation/expansion for long-time tenant Werner Books – including new coffee/pastry shop with outdoor seating.

Retailers

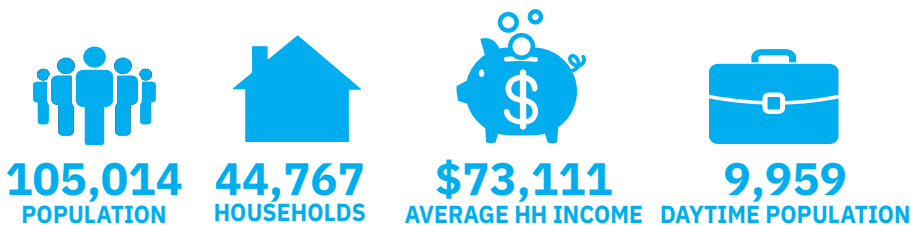


Average Daily Traffic

13,124 Peach Street

Demographics

3-mile radius

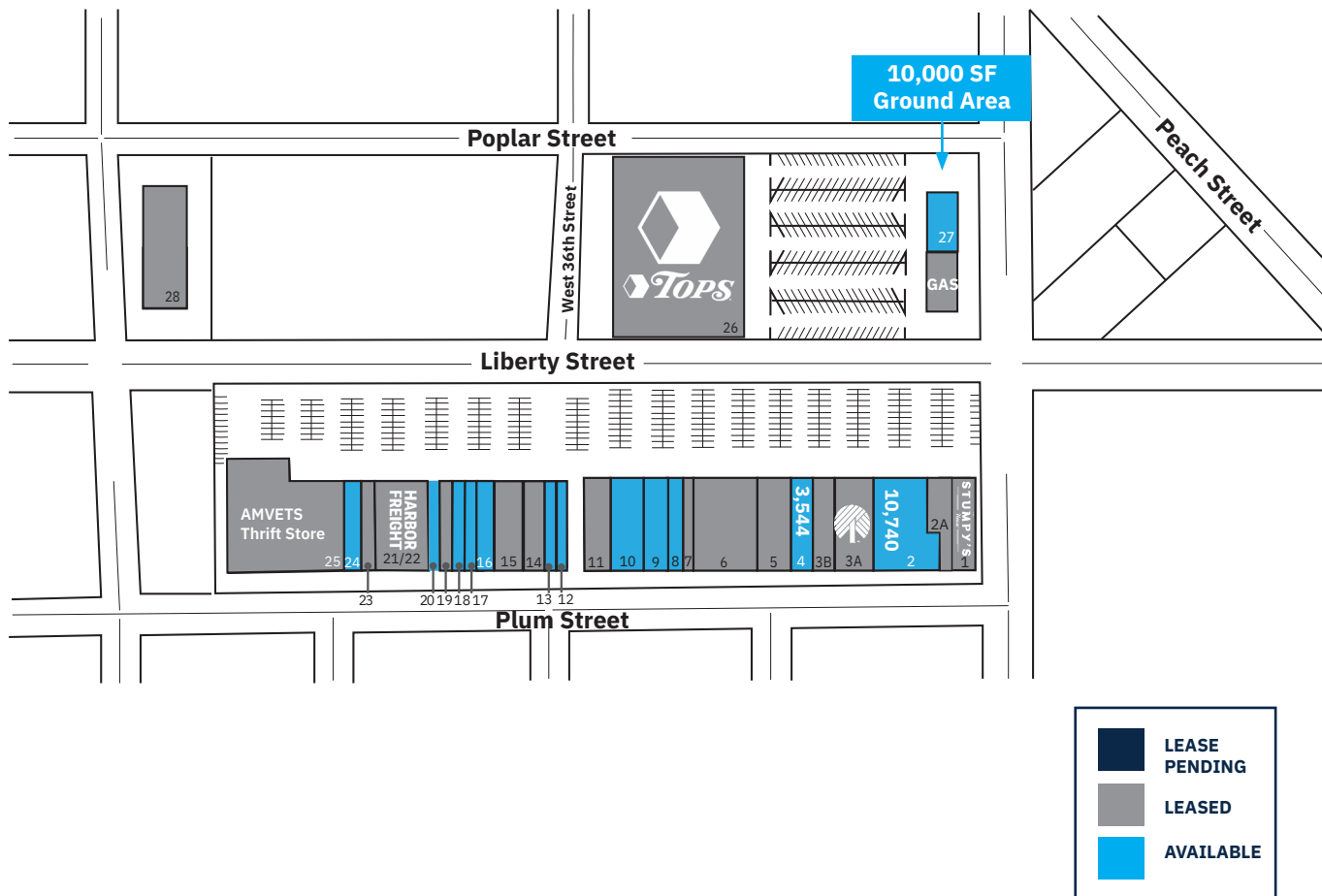


Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

SF

1	Stumpy's Hatchet House	5,796
2A	Dickey's Barbecue Pit	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 Now Open!	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 Now Open!	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	Triple D's Tasty Grill	2,240
20	Available	1,400
21/22	Harbor Freight Tools	13,310
23	GNC	2,100
24	Available	3,360
25	AMVETS Thrift Store Coming Soon!	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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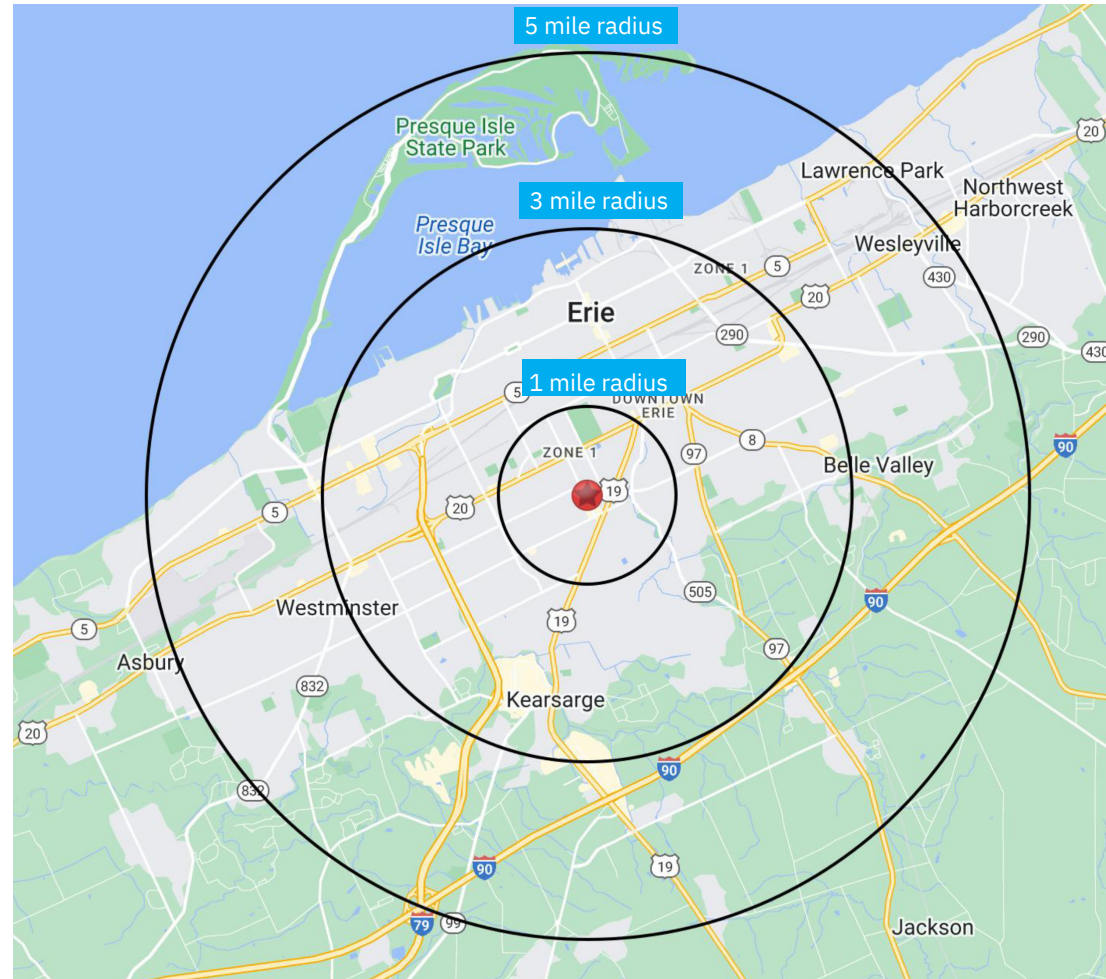
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DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	17,998	105,014	150,161
Households	7,872	44,767	63,809
Average Household Income	\$73,917	\$73,111	\$80,365
Projected Average Household Income (2028)	\$82,486	\$81,934	\$90,205
Median Household Income	\$56,668	\$52,925	\$58,151
Total Businesses	596	3,834	5,221
Total Employees	7,234	55,643	75,458
Daytime Population	1,586	9,959	13,748
Total Annual Household Expenditure	\$4,738	\$4,679	\$4,995
HH Income \$200K or more	205	1,780	3,164
College Degree + (Bachelor Degree or Higher)	3,605	20,460	30,536

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MARKET AERIAL



CONTACT LEASING DEPARTMENT

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