

Liberty Center II

W 38TH STREET & PEACH STREET | ERIE, PA 16508

LEVIN
MANAGEMENT



Available Space

1,314; 1,517 SF

Property Highlights

- A neighborhood center with a variety of service tenants and a convenient quick casual restaurant adjacent to Liberty Center I, a recently redeveloped community center comprising 229,800 square feet. This community center features a newly renovated Tops Friendly Markets, complete with an on-site fueling station.
- AMVETS Thrift Store is now open!
- Centrally positioned at the prominent intersection of Liberty and W. 38th streets at Peach Street/Route 19, offering exceptional accessibility and visibility.
- Diverse tenant mix includes reputable establishments such as FF Hibachi Express, Famous Hair, and Holiday Financial, catering to a range of needs and preferences.

Nearby Retailers



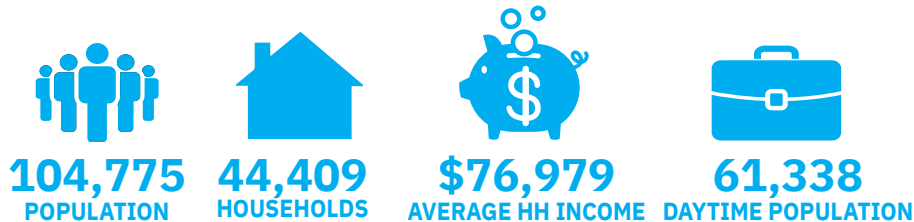
Average Daily Traffic

12,997 W 38th Street

4,191 Liberty Street

Demographics

3-mile radius

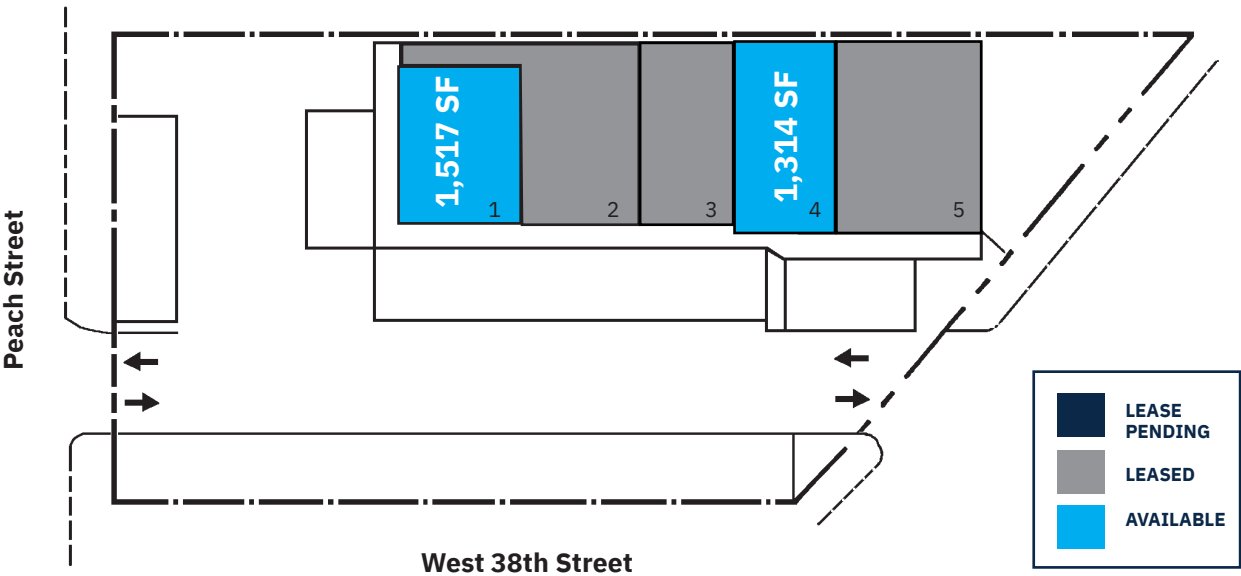


Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

		SF
1	Available	1,517
2	FF Hibachi Express	1,559
3	Famous Hair	1,353
4	Available	1,314
5	Holiday Financial	1,700

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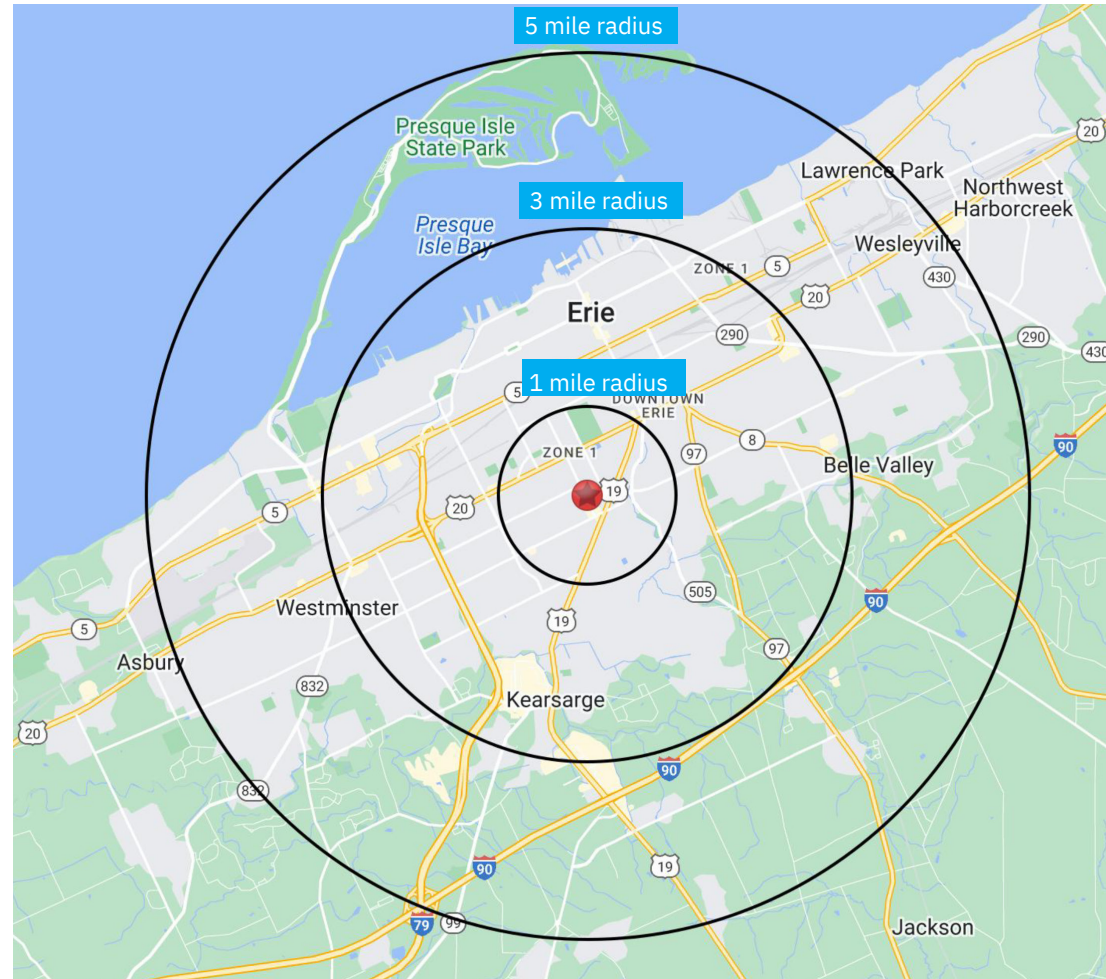
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DEMOGRAPHICS

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

Adjacent from property



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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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