

1509 E. 38TH ST.

1509 E. 38TH ST., ERIE, PA 16510

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1509 E. 38TH STREET in Erie, PA. This well-managed retail or office space has strong visibility on the SW corner of E 38th St & Davison Ave with up to 5478 SF available for lease. The building is in a well-established area with great on-site parking, over 40 spaces. The 8,556 SF building sits near the heart of the Erie business district and is ready for its next generation of retail. This property is a well-known retail staple of the Erie community for years and offers landmark recognition & captivating signage. Give our Erie County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity. This is the perfect opportunity to grow your business' footprint on the SW corner of E 38th St & Davison Ave.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	5,478 SF
Building Size:	8,556 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,613	36,554	63,544
Total Population	12,831	82,906	140,298
Average HH Income	\$55,440	\$50,151	\$54,445

Presented By:

Legacy Commercial Property

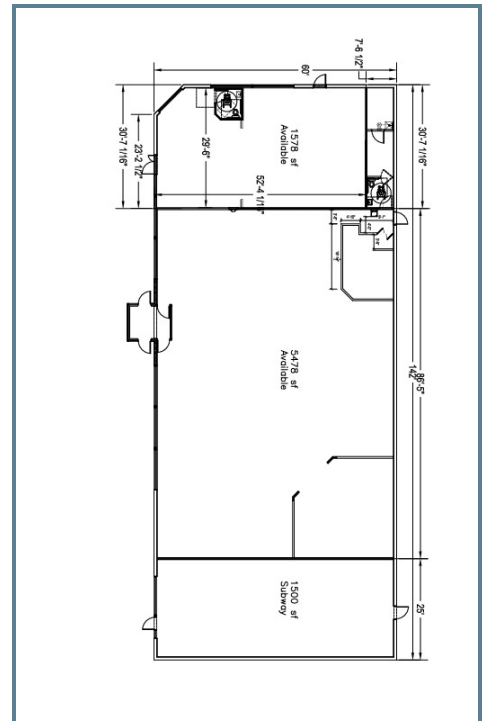
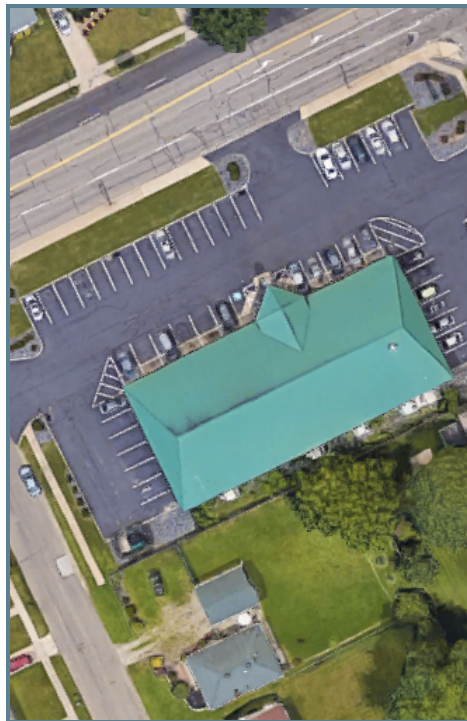
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,478 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1509 E 38th St	Marco's Pizza #3602	1,578 SF	NNN	-	-
1509 E 38th St	Available	5,478 SF	NNN	Negotiable	-
1509 E 38th St	Subway #34331	1,500 SF	NNN	-	-

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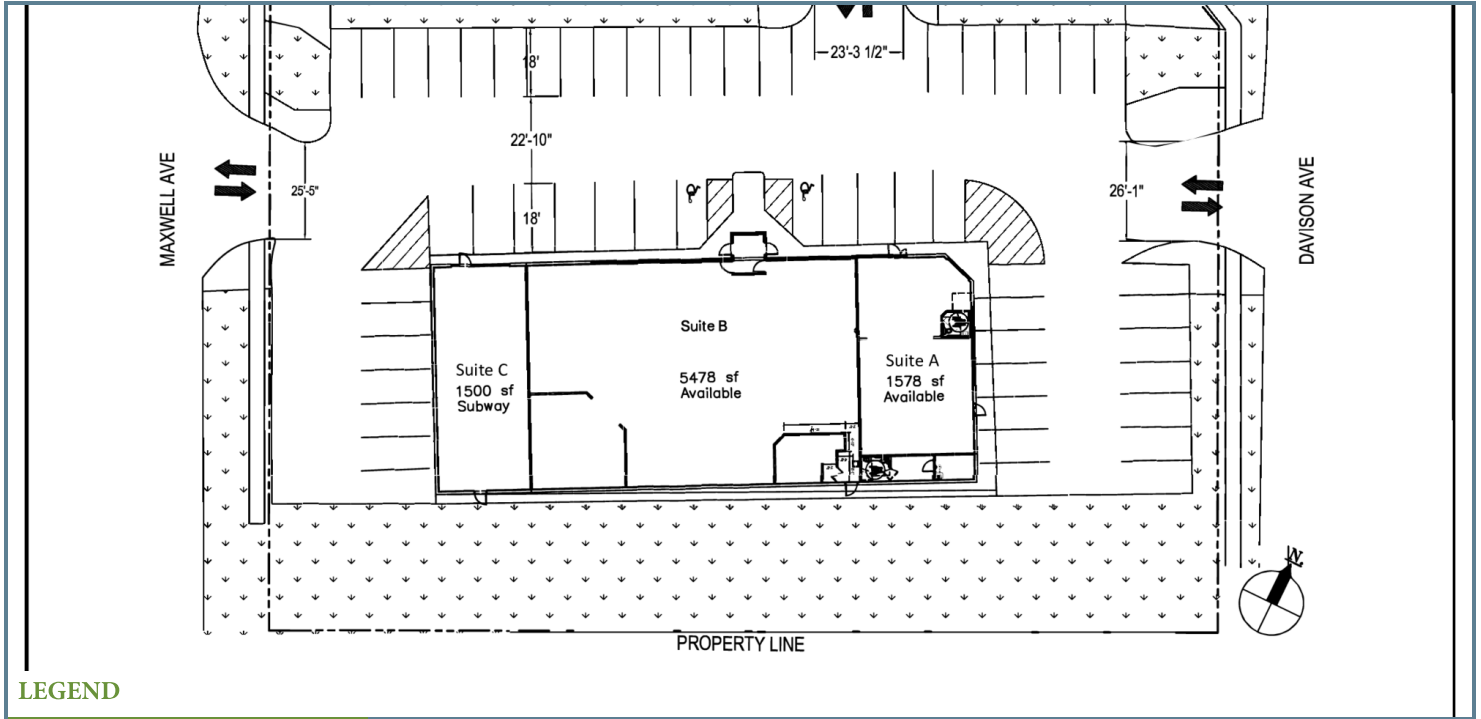
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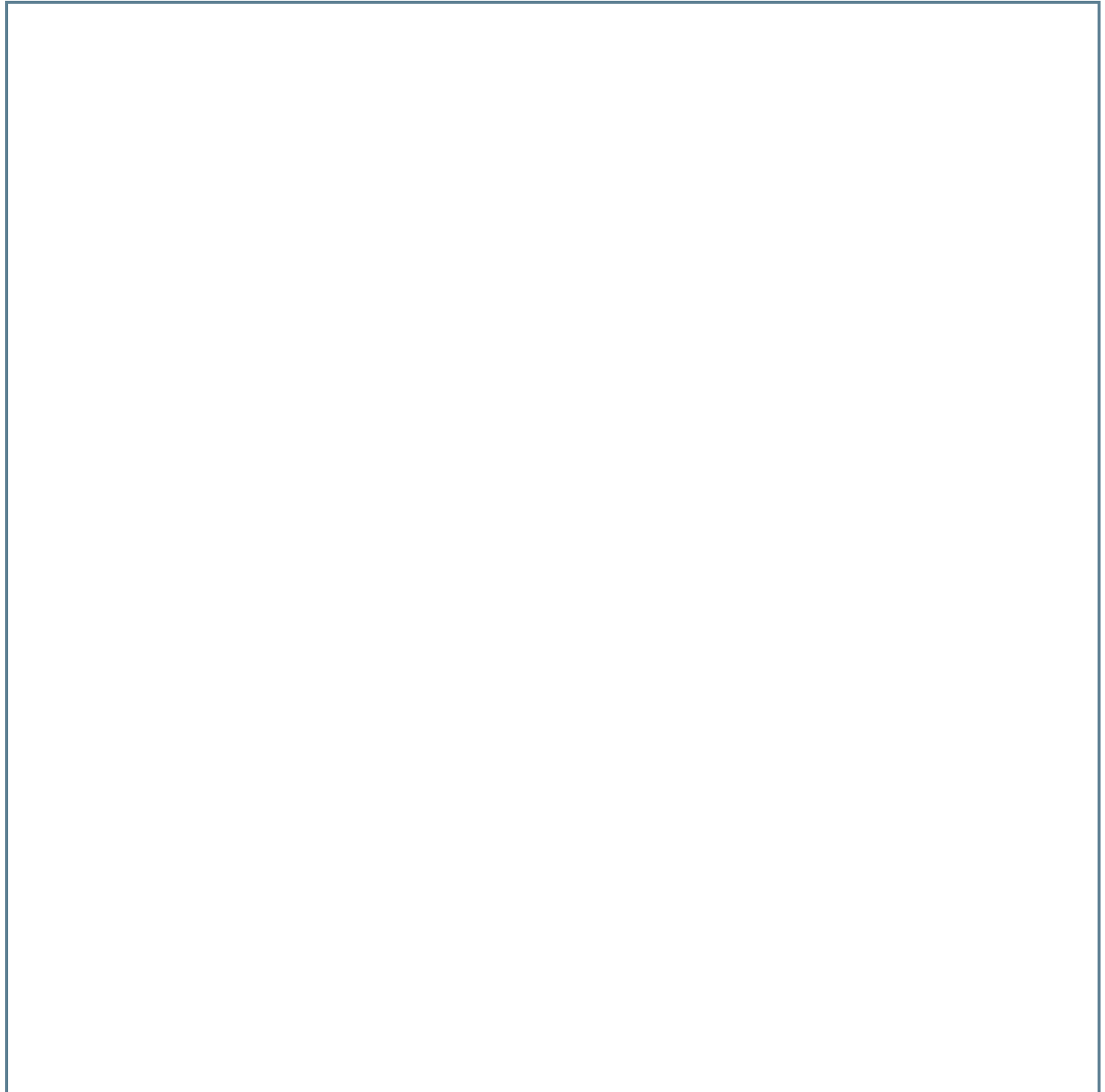
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RETAILER MAP



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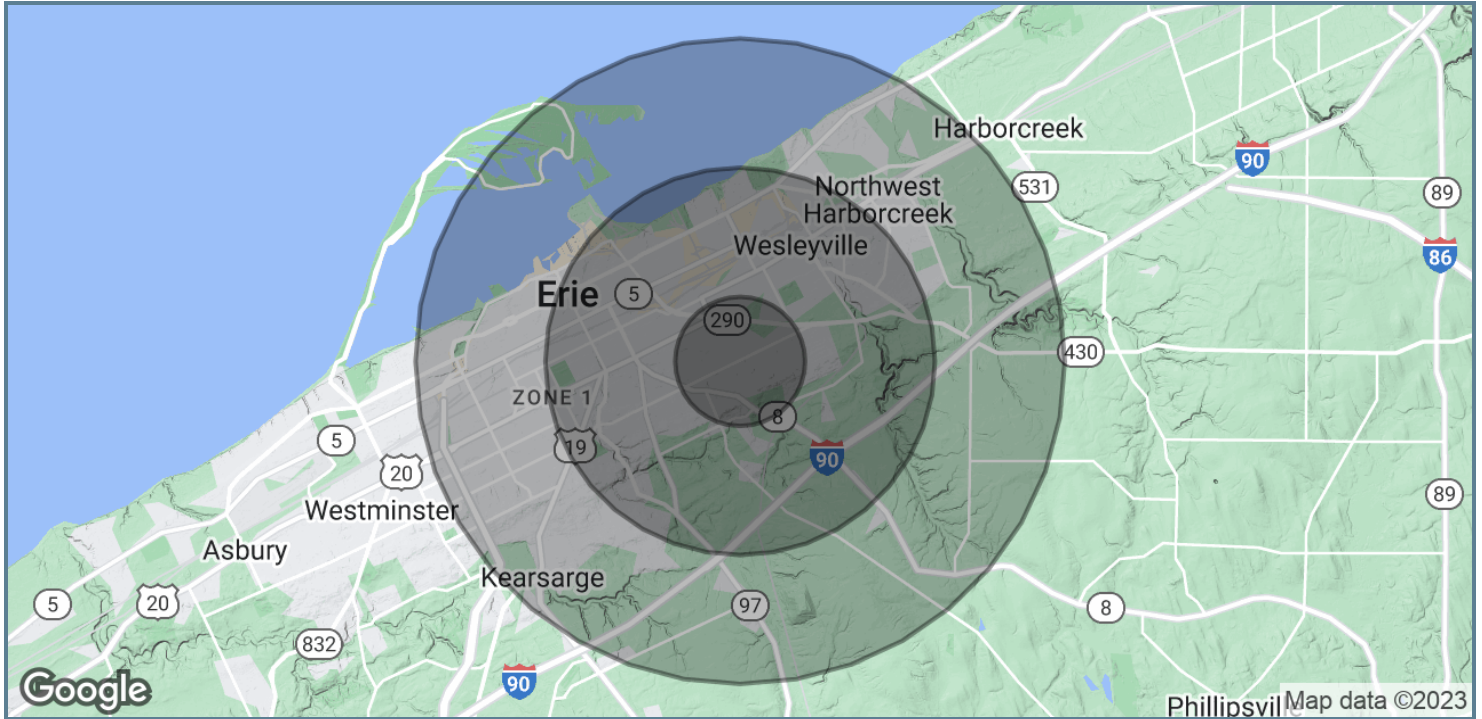
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,831	82,906	140,298
Average Age	36.4	36.4	38.0
Average Age (Male)	35.3	34.9	36.6
Average Age (Female)	39.0	38.1	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,613	36,554	63,544
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$55,440	\$50,151	\$54,445
Average House Value	\$171,160	\$105,769	\$110,577

* Demographic data derived from 2020 ACS - US Census

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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

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