

≡ **1407 Buffalo Road**  
Erie, PA | 16503

*For Sublease*



## *Property Overview*

- Former CVS available for Sublease
- Neighbors include Walmart Supercenter, AutoZone, Reilly Auto Parts, McDonald's
- Situated on primary US Route 20 corridor

*Available*  
**±10,125 SF**

| DEMOGRAPHICS                                  | 1 MILE   | 3 MILE   | 5 MILE   |
|---|----------|----------|----------|
| TOTAL POPULATION                              | 13,795   | 86,681   | 135,972  |
| TOTAL EMPLOYEES                               | 5,030    | 40,382   | 62,437   |
| AVERAGE HHI                                   | \$55,293 | \$56,628 | \$65,260 |
| TOTAL HOUSEHOLDS                              | 5,065    | 34,682   | 55,665   |
| TRAFFIC COUNTS: <b>Buffalo Rd</b> ± 7,000 VPD |          |          |          |



**Anthony Curcio | Gary Russell**

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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**MARKET AERIAL**



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# About Bennett Williams

**Bennett Williams**  
COMMERCIAL REAL ESTATE

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## LISTING AGENT:

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