

PENINSULA CROSSINGS

12TH & PENINSULA • 2920 W 12TH STREET • ERIE, PA • 16505

Presque Isle State Park →
293.2k Visitors/Month

**±4.6 ACRES
AVAILABLE**

±22,000 VPD

±18,000 VPD



**FOR LEASE OR
BUILD TO SUIT**

PROPERTY OVERVIEW

Peninsula Crossings is a prime site along W 12th Street (±22,000 VPD) that is surrounded by a strong retail and QSR presence. As well as being a prime location due to it being on the main road used to access the Peninsula of Lake Erie, there is also a busy north and south corridor connecting 12th, 26th, and other roads! The site consists of 4.6 acres, making it a great opportunity for multiple pad sites along the busy corridor. The property also has signalized access which provides consumers ease of access along a busy stretch of road. This project provides a rare opportunity for national tenants to position themselves along one of the most sought-after corridors in the Western PA market.



W 12TH STREET: ±12,000 VPD
PENINSULA DR: ±18,000 VPD
I-79: ±36,000 VPD



POPULATION
 5 MILE- 121,857
 7 MILE- 160,554
 10 MILE- 192,189



EMPLOYEES
 5 MILE- 65,270
 7 MILE- 79,482
 10 MILE- 89,552

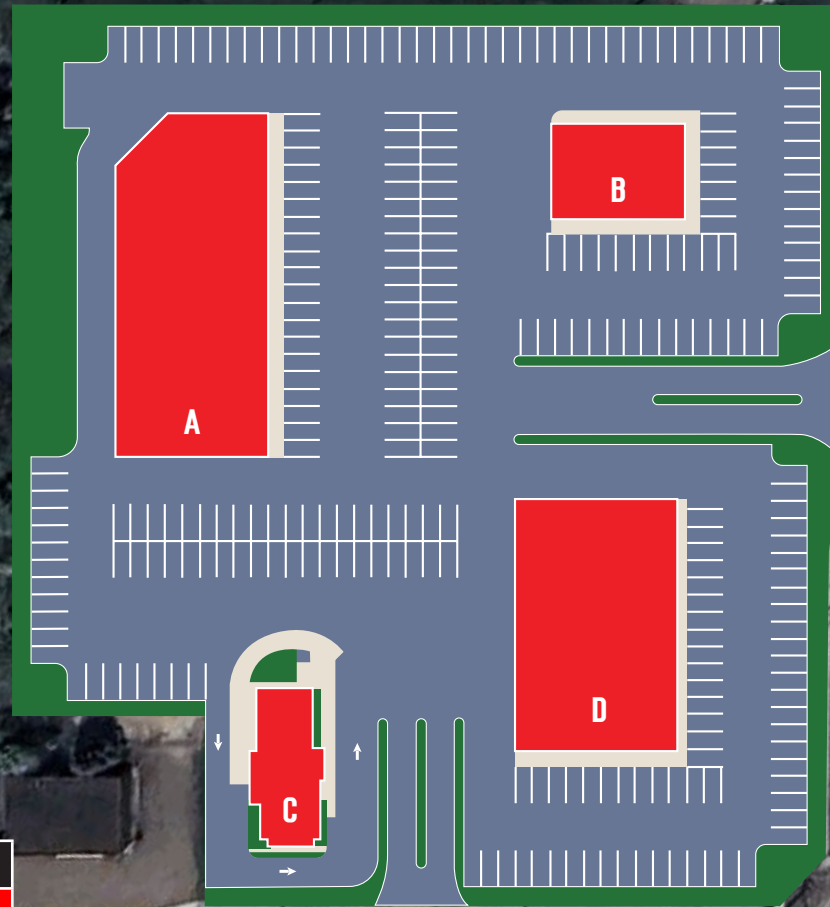


AVERAGE HHI
 5 MILE- \$85,639
 7 MILE- \$84,278
 10 MILE- \$52,437



HOUSEHOLDS
 5 MILE- 52,437
 7 MILE- 68,449
 10 MILE- 80,600

PROPOSED SITE PLAN



SUITE	TENANT	SF
A	AVAILABLE	14,025
B	AVAILABLE	3,500
C	AVAILABLE	2,695
D	AVAILABLE	11,220

MARKET OVERVIEW

Presque Isle State Park
293.2k Visitors/Month

Tom Ridge Center
6.9k Visitors/Month

Ravine Park

PITTSBURGH COMMONS



Scott Park



Tim Hortons



SITE



W 12th St



YORKTOWN CENTRE



FIVE GUYS
BURGERS and FRIES

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Adam Hagerman

ahagerman@bennettwilliams.com



Cale Bruso

cbruso@bennettwilliams.com



Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



Chad Stine

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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About Bennett Williams

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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

