

4.65± ACRE DEVELOPMENT SITE

For Lease | 2920-2940 Peninsula Drive | Erie, PA 16506



OFFERING SUMMARY

Lease Rate:	\$97,500/AC/YR - NNN (\$2.24/SF/YR - NNN)
Lot Size:	4.6516± Acres (202,623± SF)
Traffic Count:	13,000 AADT
Curb Cuts:	4
Zoning:	MU-2 Corridor Mixed Use
Utilities On-Site:	Public Water Public Sewer Electric Gas
Annual Taxes (2026-2027):	\$10,724/AC/YR
County:	Erie
Municipality:	Millcreek Township
Tax ID Numbers:	33-034-059.0-026.00 33-034-059.0-027.00

PROPERTY HIGHLIGHTS

- 4.65± Acre (202,623± SF) development site for lease
- Corner lot at a signalized intersection along 2 high traffic corridors
- Just 1 mile from the entrance to Presque Isle State Park with 4 million annual visitors and Waldameer & Water World Amusement Park with 450,000+ annual visitors
- Near Aldi, Applebee's, Country Fair, CVS, Five Guys, KFC, McDonald's, Pizza Hut, Popeyes, Sheetz, Subway, SureStay Hotel, Taco Bell, Tim Hortons & more
- ±299' Frontage along W. 12th Street / Route 5 with 13,000 average daily traffic (PennDOT AADT 2025 count year)
- ±446' Frontage along Peninsula Drive with 6,200 average daily traffic
- Previously developed, cleared & grade level lot
- Curb cuts on 3 sides: W. 12th Street, Peninsula Drive & W. 11th Street
- Public water & sewer, gas & electric on-site – See survey
- Assemblage of 2 parcels zoned Corridor Mixed Use (MU-2) in Millcreek Township
- Zoning permitted uses include retail, bars/restaurants, car washes, convenience stores, auto sales/service/repair, commercial recreation & more
- Conditional uses include gas stations / vehicle fuel stations & drive-through facilities
- Offered at \$97,500/Acre/Year (\$2.24/SF/YR) – NNN
- Taxes estimated at \$10,724/acre/year based on 2026-2027 (Total \$49,885)

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

O. 814.453.2000 x101 \ C. 814.460.2000
sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

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www.sherrybauerrealestate.com



Click / Scan For
Offering Website

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SBRE
SHERRY BAUER REAL ESTATE SERVICES



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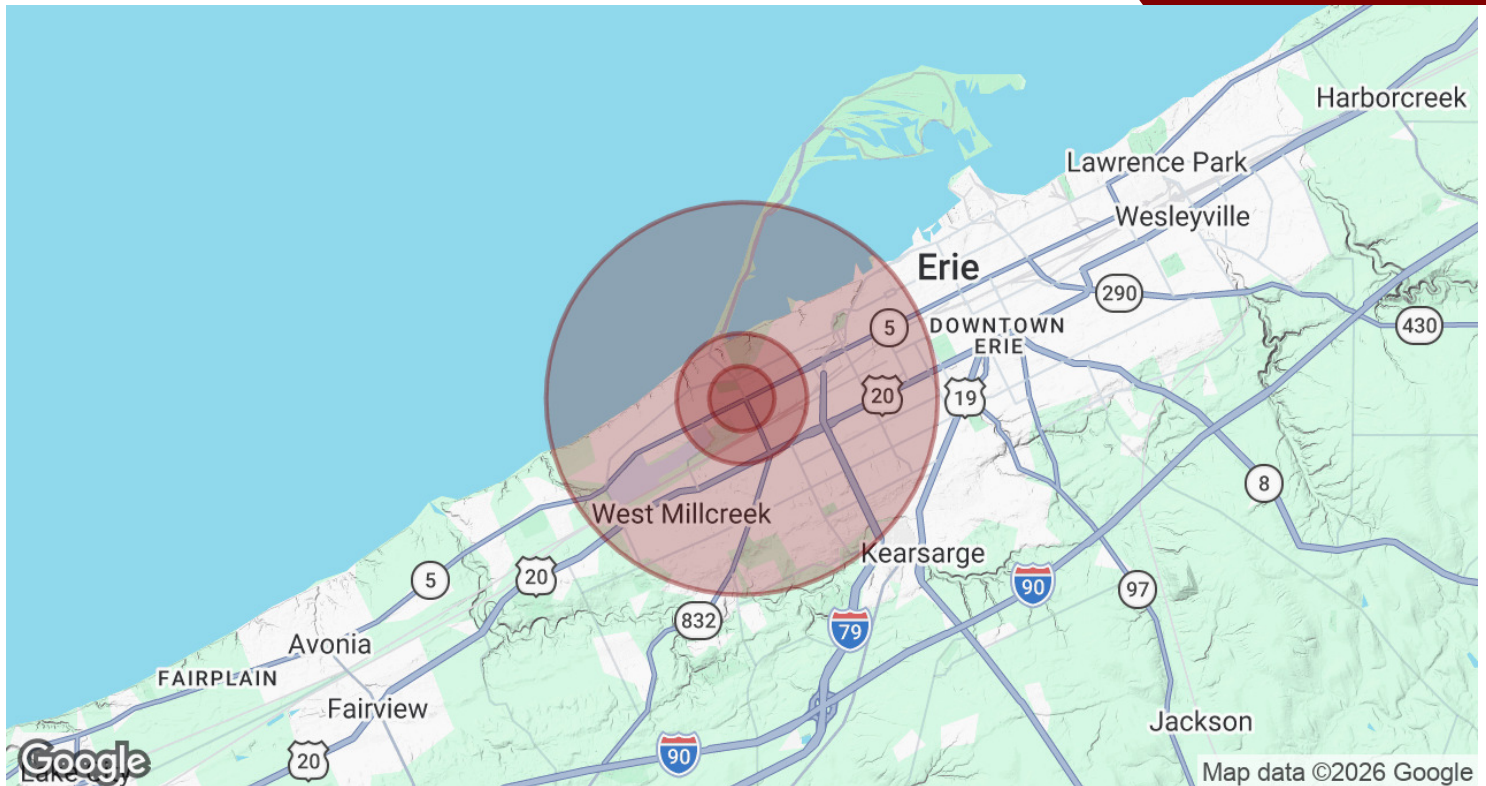
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	921	4,661	56,127
Average Age	46.8	47.8	42.2
Average Age (Male)	48.1	45.7	38.7
Average Age (Female)	42.7	47.1	45.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	461	2,311	24,902
# Of Persons Per HH	2.0	2.0	2.3
Average HH Income	\$80,242	\$93,501	\$80,628
Average House Value	\$182,155	\$216,454	\$182,756

2023 American Community Survey (ACS)

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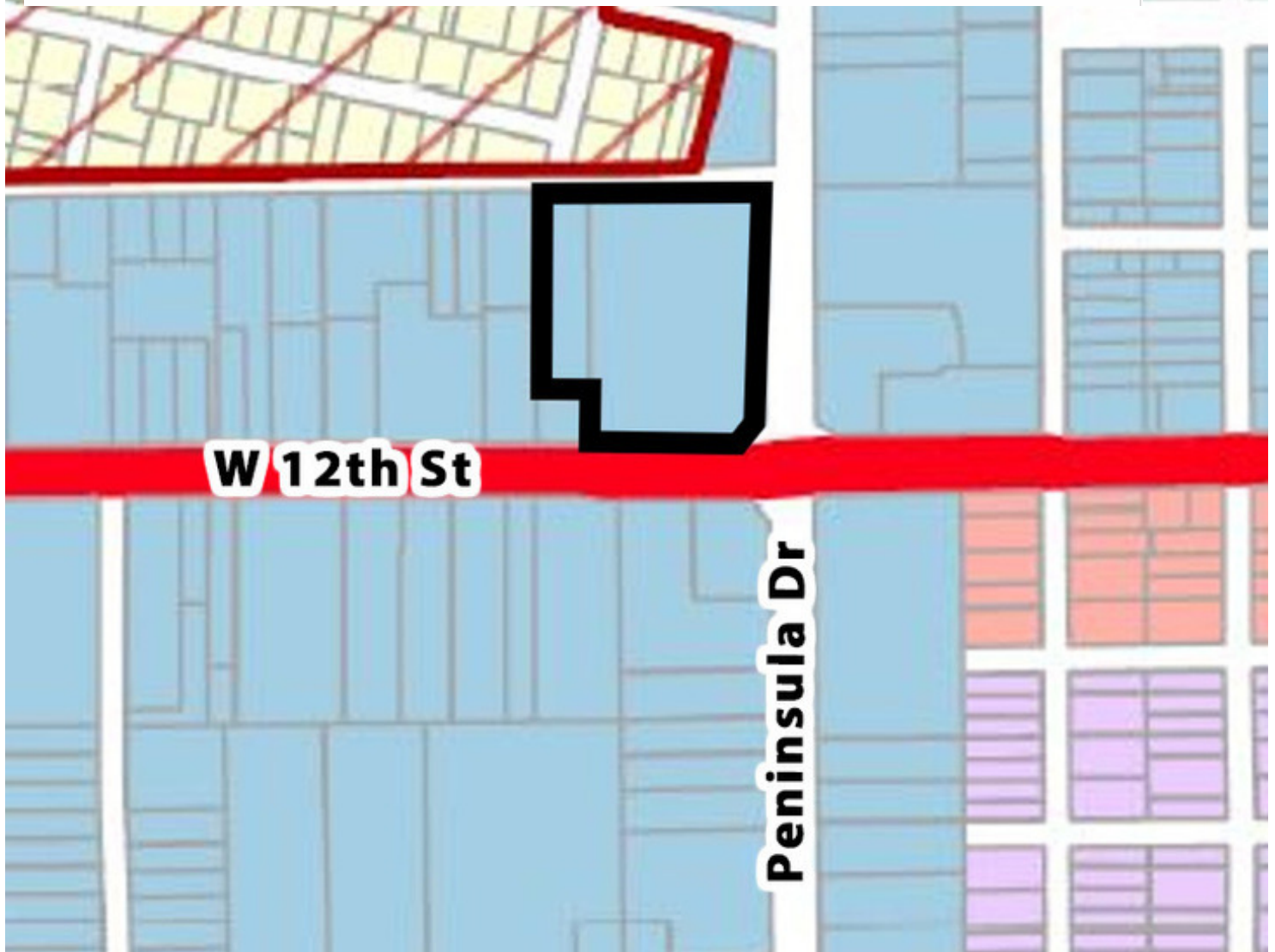
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Zoning Districts

CR - Conservation Residential	C3 - Interstate Commercial	LL - Limited Lodging Overlay District
R1 - Single Family Residential	MU-1 - Neighborhood Mixed Use	Presque Isle Corridor
R2 - Low Density Residential	MU-2 - Corridor Mixed Use	Targeted Commercial Corridors
R3 - Moderate Density Residential	PI - Presque Isle Gateway	
C1 - Corridor Commercial	I1 - Light Industrial	
C2 - Regional Commercial	I2 - Heavy Industrial	



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§ 145-22 MU-2 CORRIDOR MIXED USE DISTRICT.

- A. Purpose. The MU-2 District is intended to incorporate compatible housing options with retail, office, service and related Uses, activating this corridor with a built-in worker and customer base and density of users.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the MU-2 District shall include:
 - 1. Animal Daycare.
 - 2. Business Services.
 - 3. Car Wash.
 - 4. Clinic.
 - 5. Convenience Store, Neighborhood.
 - 6. Day-Care Center.
 - 7. Dwelling, Multi-Family.
 - 8. Eating and Drinking Establishment.
 - 9. Educational Institution.
 - 10. Essential Services.
 - 11. Financial Institution.
 - 12. Forestry.
 - 13. Ghost Kitchen.
 - 14. Health Club.
 - 15. Hospital.
 - 16. Hotel.
 - 17. Light Industry/Manufacturing.
 - 18. Makerspace.

-
19. Medical Marijuana Dispensary.
 20. Mixed Use Occupancy (Residential/Commercial).
 21. Mixed Use Occupancy (Commercial).
 22. Multiple-Establishment Center.
 23. Office/Business Park.
 24. Personal Services.
 25. Pet Grooming Establishment.
 26. Professional Services.
 27. Public Buildings and Structures.
 28. Recreation Facility, Commercial.
 29. Recreation Facility, Public.
 30. Research and Development.
 31. Retail Business Establishment.
 32. Shopping Center, Community.
 33. Shopping Center, Neighborhood.
 34. Studio, Dancing or Music.
 35. Vehicle Sales, Rental, Service and Repair.
 36. Veterinary Clinic.
 37. Wireless Communications Facility, Non-Tower.
- C. Uses permitted by Conditional Use. The Board of Supervisors may approve a Use by Conditional Use for the following Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Use as set forth in Article V of this Chapter are satisfied:
1. Convenience Store, Large.
 2. Convenience Store, Small.
 3. Garage, Public.
- D. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special

Exception, or Conditional Use are permitted by right, including but not limited to, the following:

1. Car Wash, Accessory.
2. Drive-Through Facility.
3. Garage, Private.
4. Garage, Public.
5. Home Occupation.
6. Kennel, Accessory.
7. Limited Lodging.
8. No-Impact Home-Based Business.
9. Small Wireless Facility.
10. Solar Energy System, Private.
11. Temporary Uses.
12. Vehicle Fuel Station, Retail.

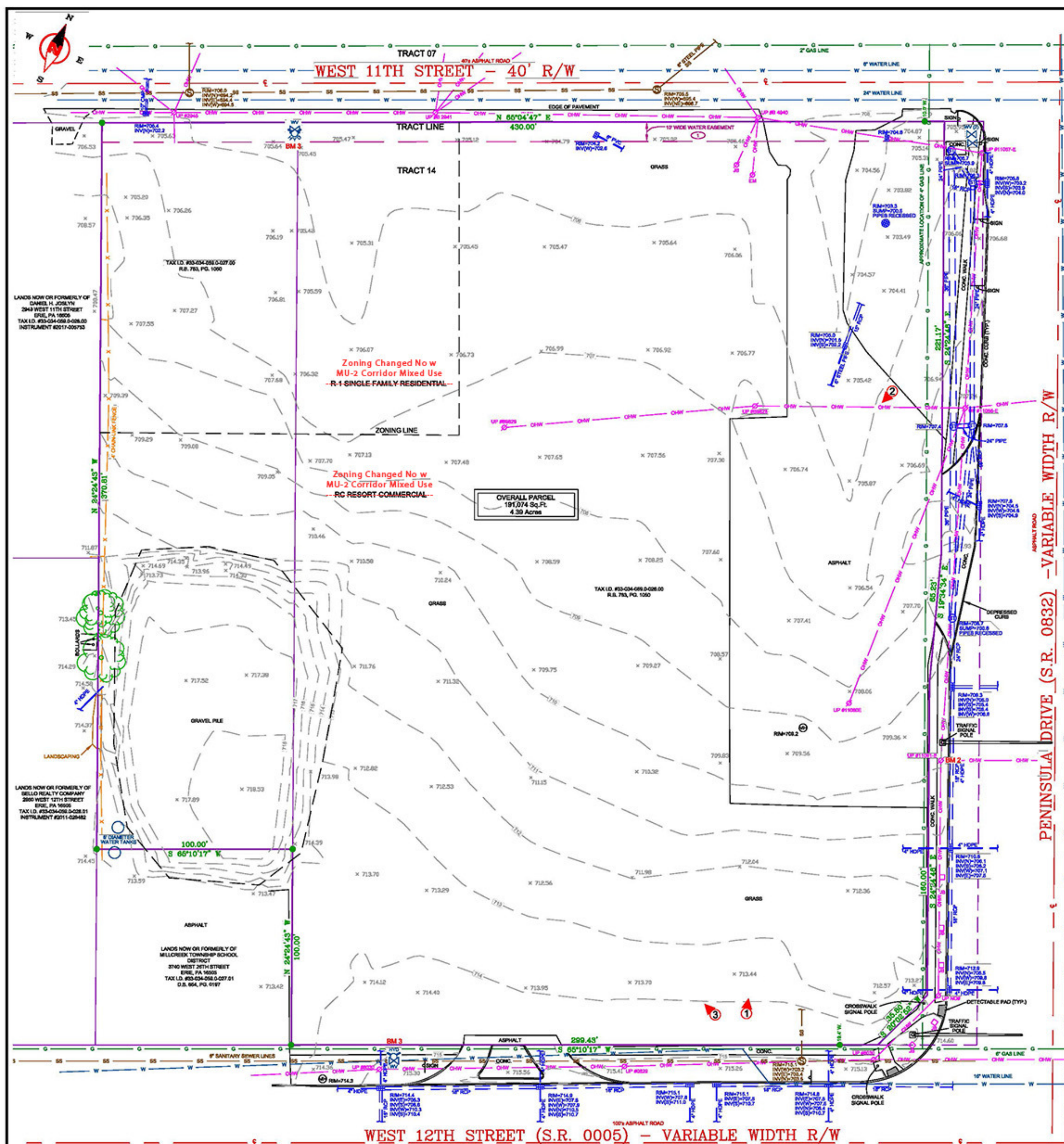
E. Accessory Uses permitted by Conditional Use. The Board of Supervisors may approve an Accessory Use by Conditional Use for the following Accessory Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Accessory Use as set forth in Article V of this Chapter are satisfied:

1. Crematory.
2. Vehicle Fuel Station, Non-Retail.

F. Dimensional Requirements.

Minimum Lot Size	N/A
Minimum Lot Depth	100'
Minimum Lot Width (at ROW)	50'
Maximum Density	16.0
Minimum Front Setback	10'
Minimum Rear Setback	20'
Minimum Side Setback	7'

Maximum Building Height	50'
Maximum Lot Coverage	60%



NOTES	BENCHMARK INFO	ZONING INFO
BEARINGS AS SHOWN HEREON ARE GRID NORTH FOR THE PENNSYLVANIA STATE COORDINATE SYSTEM (NAD 83) - PA NORTH. FIELD WORK FOR THIS SURVEY PERFORMED IN MAY & JUNE 2017.	BM1 TOP OF A HYDRANT ON THE SOUTH SIDE OF WEST 11TH STREET, 332' WEST OF THE WEST R/W LINE OF PENINSULA DRIVE - VARIABLE WIDTH R/W. (AS SHOWN) ELEV. = 709.32' BM2 TOP OF A GIN PIN IN THE WEST SIDE OF UTILITY POLE #1001-E, LOCATED ON THE WEST SIDE OF PENINSULA DRIVE, 148' NORTH OF THE NORTH LINE WEST 12TH STREET - VARIABLE WIDTH R/W. (AS SHOWN) ELEV. = 719.10' BM3 TOP OF A HYDRANT ON THE NORTH SIDE OF WEST 12TH STREET, 272' WEST OF THE WEST R/W LINE OF PENINSULA DRIVE - VARIABLE WIDTH R/W. (AS SHOWN) ELEV. = 718.94' ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 83 DATUM "BENCHMARK SHOWN HEREON IS TO BE USED AS A REFERENCE TO THE ORIGINAL TOPOGRAPHICAL SURVEY ONLY. BEFORE ANY EARTHMOVING OR CONSTRUCTION TAKES PLACE, THIS BENCHMARK MUST BE FIELD VERIFIED AND CONFIRMED AS CURRENTLY ACCURATE BY DAVID LAIRD ASSOCIATES."	RC RESORT COMMERCIAL SETBACKS: FRONT YARD = 30' SIDE YARD = 7' REAR YARD = 10' (FOR MORE INFORMATION REFER TO THE MILLCREEK TOWNSHIP 2011-8 ZONING ORDINANCE) R-1 SINGLE FAMILY RESIDENTIAL SETBACKS: FRONT YARD = 30' SIDE YARD = 7' REAR YARD = 40'



TITLE BRINGDOWN PROVIDED BY:				
MACDONALD, L.L.D. JONES & BROTHER LLP VIA EMAIL - OCTOBER 2, 2017 ELDERSON LAW FIRM VIA EMAIL - OCTOBER 6, 2017				
SCHEDULE	GRANTEE	DESCRIPTION	RECORDED IN	ENCUMBRANCE
1	MILLCREEK TOWNSHIP WATER AUTHORITY	EASEMENT	R.B. 116, PG. 1401	AFFECTS THE SUBJECT PROPERTY, AS SHOWN.
2	NATIONAL FUEL GAS DISTRIBUTION CORPORATION	RIGHT-OF-WAY AGREEMENT	AGREEMENT DATED: MARCH 17, 2009	AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE.
3	PERNDOT	AGREEMENT OF SALE	AGREEMENT DATED: JULY 1, 2006	DOES NOT AFFECT THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

ALL THAT CERTAIN PLOTS OR PARCELS OF LAND SITUATED IN THE TOWNSHIP OF MILLCREEK, COUNTY OF ERIE, COMMONWEALTH OF PENNSYLVANIA, BEING PART OF TRACT 14, AND BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE PLAT AT A POINT, SAID POINT BEING LOCATED ALONG THE NORTHERLY LINE OF WEST 12TH STREET (S.R. 0005) VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE LANDS NOW OR FORMERLY OF MILLCREEK TOWNSHIP SCHOOL DISTRICT, AS RECORDED IN ERIE COUNTY DEED BOOK 664, PAGE 197;

THENCE NORTH 34 DEGREES, 24 MINUTES, 43 SECONDS WEST, ALONG THE EASTERLY LINE OF THE LANDS OF SAID MILLCREEK TOWNSHIP SCHOOL DISTRICT, A DISTANCE OF 100.00 FEET TO A REBAR SURVEY POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE LANDS OF SAID MILLCREEK TOWNSHIP SCHOOL DISTRICT;

THENCE SOUTH 45 DEGREES, 16 MINUTES, 17 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE LANDS OF SAID MILLCREEK TOWNSHIP SCHOOL DISTRICT, A DISTANCE OF 100.00 FEET TO A REBAR SURVEY POINT, SAID POINT BEING LOCATED ALONG THE EASTERLY LINE OF THE LANDS NOW OR FORMERLY OF BELLO REALTY COMPANY, AS RECORDED IN ERIE COUNTY INSTRUMENT #2011-029482;

THENCE NORTH 34 DEGREES, 24 MINUTES, 43 SECONDS WEST, ALONG THE EASTERLY LINE OF THE LANDS OF SAID BELLO REALTY COMPANY AND ALONG THE EASTERLY LINE OF THE LANDS NOW OR FORMERLY OF DANIEL H. JOHNS, AS RECORDED IN ERIE COUNTY INSTRUMENT #2017-00753, A DISTANCE OF 798.11 FEET TO A REBAR SURVEY POINT, SAID POINT BEING LOCATED ALONG THE SOUTHERLY LINE OF WEST 11TH STREET (40' RIGHT-OF-WAY), SAID POINT ALSO BEING LOCATED ALONG THE TRACT LINE SEPARATING TRACT 7 AND TRACT 14;

THENCE NORTH 45 DEGREES, 04 MINUTES, 47 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID WEST 11TH STREET AND ALONG THE TRACT LINE SEPARATING TRACT 7 AND TRACT 14, PASSING OVER A REBAR SURVEY POINT A DISTANCE OF 420.00 FEET, A TOTAL DISTANCE OF 498.00 FEET TO POINT, SAID POINT BEING LOCATED ALONG THE WESTERLY LINE OF PENINSULA DRIVE (S.R. 0832) (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 24 DEGREES, 24 MINUTES, 46 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID PENINSULA DRIVE, A DISTANCE OF 221.17 FEET TO AN ANGLE POINT;

THENCE SOUTH 19 DEGREES, 34 MINUTES, 18 SECONDS EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID PENINSULA DRIVE, A DISTANCE OF 61.23 FEET TO AN ANGLE POINT;

THENCE SOUTH 34 DEGREES, 24 MINUTES, 46 SECONDS EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID PENINSULA DRIVE, A DISTANCE OF 160.00 FEET TO A POINT, SAID POINT BEING LOCATED ALONG THE NORTHERLY LINE OF SAID WEST 12TH STREET;

THENCE SOUTH 20 DEGREES, 02 MINUTES, 53 SECONDS WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID PENINSULA DRIVE, A DISTANCE OF 35.80 FEET TO A POINT, SAID POINT BEING LOCATED ALONG THE WESTERLY LINE OF SAID WEST 12TH STREET, PASSING OVER A REBAR SURVEY POINT AT A DISTANCE OF 10.00 FEET, A TOTAL DISTANCE OF 299.43 FEET TO A REBAR SURVEY POINT, AND THE PLACE OF BEGINNING.

CONTAINING 4.39 ACRES, OR 191,074 SQUARE FEET OF LAND, TOBEEN, NET MEASURE, AND BEING THE SAME PARCELS AS SHOWN ON A PLAN OF SURVEY ENTITLED "BOUNDARY LINE AND TOPOGRAPHICAL SURVEY FOR PETE FEDORKO", PREPARED BY DAVID LAIRD ASSOCIATES, INC., DATED OCTOBER 11, 2017.

PA ONE CALL

PA ONE CALL
SERIAL NO. 20171801585

FLOOD DATA / WETLANDS

THE NATIONAL WETLANDS INVENTORY (NWI) MAP DOES NOT SHOW WETLANDS ON SITE. HOWEVER, IT IS RECOMMENDED THAT A DETAILED WETLANDS STUDY BE PERFORMED BY A QUALIFIED ENVIRONMENTAL PROFESSIONAL. DAVID LAIRD ASSOCIATES MAKES NO GUARANTEE THAT THE NWI MAPS ACCURATELY DEPICT THE PRESENCE OF WETLANDS ON SITE.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 450402101E, WHICH BEARS AN EFFECTIVE DATE OF JUNE 7, 2017.

CAUTION

UTILITIES AND UNDERGROUND FACILITIES OR STRUCTURES SHOWN HEREON, HAVE BEEN PLOTTED FROM FIELD MEASUREMENT AND FROM AVAILABLE RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND STRUCTURES OR UTILITIES WHICH ARE NOT KNOWN TO THE UNDERSIGNED.

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATIONS INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FOR DEMOLITION, CONSTRUCTION OR DESIGN PURPOSES, VERIFY ALL UTILITY LOCATIONS AND SIZES WITH THE RESPECTIVE UTILITY OR AGENCY.

AERIAL PHOTO

NOT TO SCALE

SURVEY REFERENCES

MILLCREEK TOWNSHIP SCHOOL DISTRICT
R.B. 1994, PG. 148
SURVEY FOR FEDORKO FAMILY LTD.
BY DAVID LAIRD ASSOCIATES
DATED OCTOBER 18, 2017
SURVEY FOR SPECTER REALTORS / SIGNIFICANCE PARTNERSHIP
BY DAVID LAIRD ASSOCIATES
DATED MARCH 1, 1989
PERNDOT DRAINAGE AUTHORITY ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 0832, SECTION 45 NW IN ERIE COUNTY
R/W BOOK 17, P. 3
DATED MARCH 3, 2008

OWNERS INFO

FEDORKO FAMILY LP
2500 SOUTH SHORE DRIVE
ERIE, PA 16505

LEGEND

- REBAR SURVEY POINT
- MANHOLE
- STORMWATER MANHOLE
- UTILITY POLE
- TREE
- PHOTO LOCATION
- WATER VALVE
- CATCH BASIN
- SIGN
- SANITARY MANHOLE
- FIRE HYDRANT
- STORM SEWER
- ELECTRIC METER
- SANITARY SEWER LINE
- SS
- W
- G
- W
- OVERHEAD WIRES
- JUNCTION BOX

CERTIFICATION

I, JOHN BRADLEY LAIRD, A PROFESSIONAL LAND SURVEYOR IN AND OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IN MY PROFESSIONAL OPINION, THAT THIS PLAN REPRESENTS A TRUE AND CORRECT PLAN OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION.

DATE: OCTOBER 11, 2017

JOHN BRADLEY LAIRD, P.L.S. REG. NO. SU-051211-E

GRAPHIC SCALE

1 inch = 30 ft.

BOUNDARY LINE AND TOPOGRAPHICAL SURVEY FOR

PETE FEDORKO

TRACT 14 - MILLCREEK TOWNSHIP
ERIE COUNTY - PENNSYLVANIA

DATE: 10-11-17 SCALE: 1" = 30' DRAWN BY: RWD F.B. 503 PG. 1
S.E. NO. 17-27806
TAXID. NUMBER: M-2502-003 & 004
33-034-059-0-026.00 & 027.00
SHEET NUMBER: 1 OF 1

DAVID LAIRD ASSOCIATES, Inc.
complete surveying & land development services
1557 WEST 26TH STREET ERIE, PA 16508
PHONE: (814) 456-0330 EMAIL: INFO@LAIRDSURVEY.NET