



76 Years Strong, Erie’s Original Shopping Center

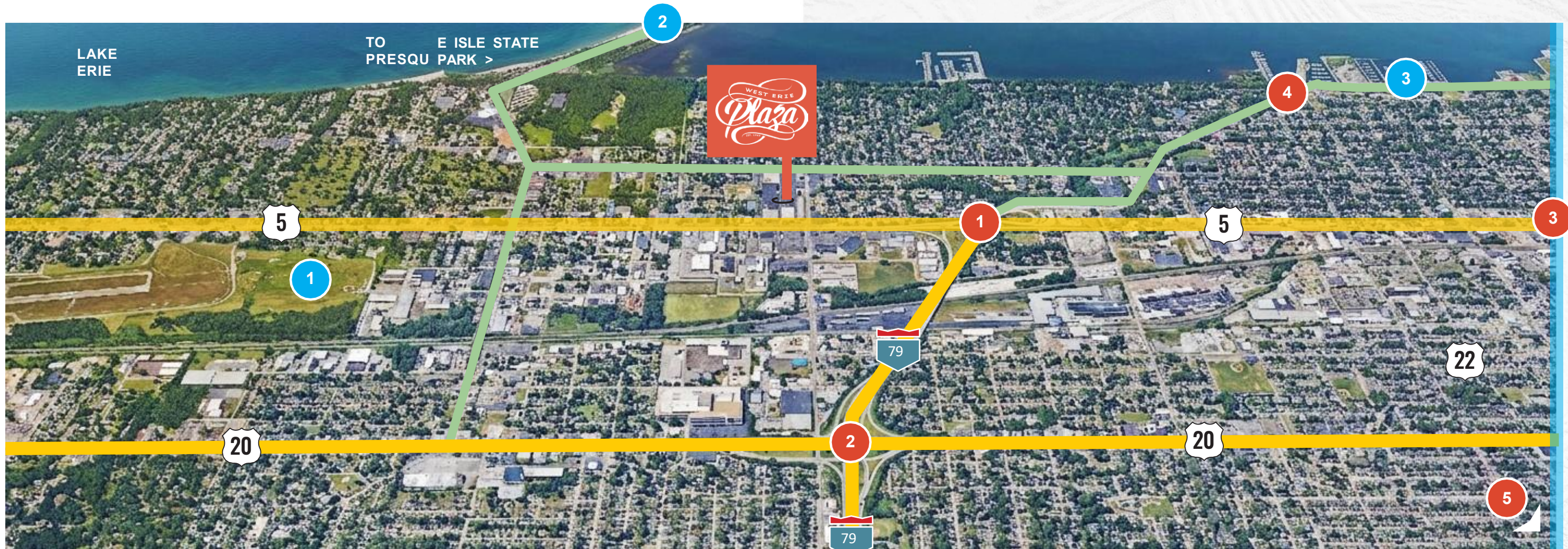
800 W Erie Plaza Dr | Erie, PA 16505

*Easygoing
Eclectic
Essential*

A captivating, open-air town center brimming with stylish storefronts and an impressively elegant green space, the West Erie Plaza seamlessly blends classic mid-century design with an eclectic arts and culture scene.



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STRATEGIC LOCATION. STRONG CONNECTIVITY. ENDLESS OPPORTUNITIES.

High-visibility corridors with direct access to highways, the airport, and major destinations.

MAJOR ROADS

- I-90 (East-West) Primary east-west interstate connectivity through Erie.
- I-79 (North-South) Major north-south corridor connecting to Buffalo, NY and Pittsburgh, PA.
- US-20 / W 26th St Key east-west arterial and primary commercial corridor.

SECONDARY ROADS

- East Lake Rd Scenic route along the Lake Erie shoreline.
- Bayfront Pkwy Connects downtown to the Bayfront and marinas.
- Pennsylvania Ave Links the Bayfront to central Erie.
- W 12th St & W 38th St Important east-west connectors through the city.
- Peach St & South Park Row Key north-south connectors.

KEY INTERSECTIONS

1. I-90 & I-79 Interchange
Primary regional gateway and major traffic hub.
2. I-79 & W 38th St Interchange
Major access point to south Erie and Airport area.
3. US-20 & South Park Row
Key access into eastern neighborhoods.
4. Bayfront Pkwy & Peninsula Dr Access to downtown, waterfront, and Presque Isle.
5. W 38th St & US-19
Western access point to airport and suburbs.

NOTABLE ACCESS POINTS

1. Erie International Airport (ERI) Located on the southwest side with quick access to I-90, I-79, and US-19.
2. Presque Isle State Park
Accessible via East Lake Rd and Bayfront Pkwy-one of the top attractions in the region.
3. Downtown Erie / Bayfront
access via Bayfront Pkwy and I-90 for retail, dining, and entertainment. Easy and I-





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CORRIDOR OF OPPORTUNITIES

- W 12th Street w/ 26,000 VPD
- Main entrance full signalized
- West Erie Plaza has 10 access points

West Erie Plaza benefits from an active retail corridor, not an isolated site condition. The surrounding west Erie node already generates measurable customer movement, convenience-based trips, and overlapping retail traffic.

Presque Isle further strengthens that corridor with approximately 4 million peak-season visits annually, expanding exposure beyond the immediate trade area.

1.6^M
Annual WEP Visits

Presque Isle
4.3 M
Peak Visits
(May-Sept)

1.6^M
Sq. Mi. Shared
Trade-Area Overlap



A SHARED WEST ERIE CUSTOMER SYSTEM 5.0M+

West Erie Plaza, Yorktown Centre, Pittsburgh Commons and Lakewood Plaza function within the same land-based trade area, supporting cross-shopping and repeat convenience trips.





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WEST ERIE CORRIDOR LEASING OPPORTUNITIES

Visible Availability

Established daily-needs traffic, and flexible outparcel opportunities within an active west Erie retail corridor.

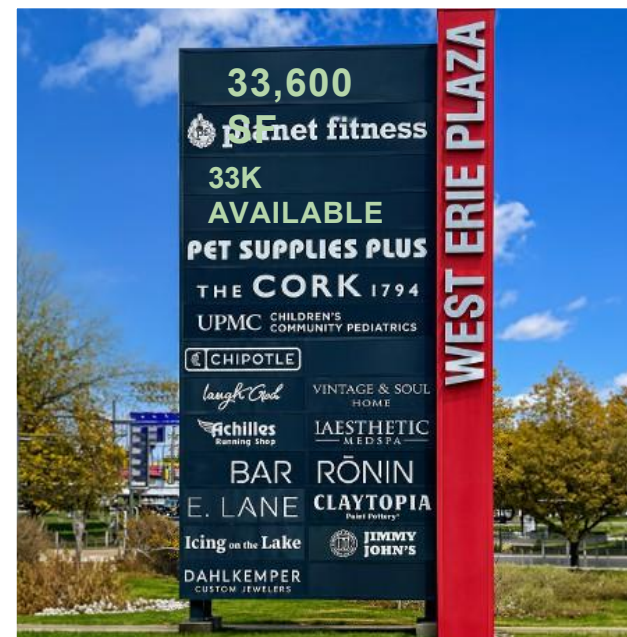
Leasing: Jarbo Imperatore, JLL
Retail Advisory Service

21.53 AC
WEP Master
Plan

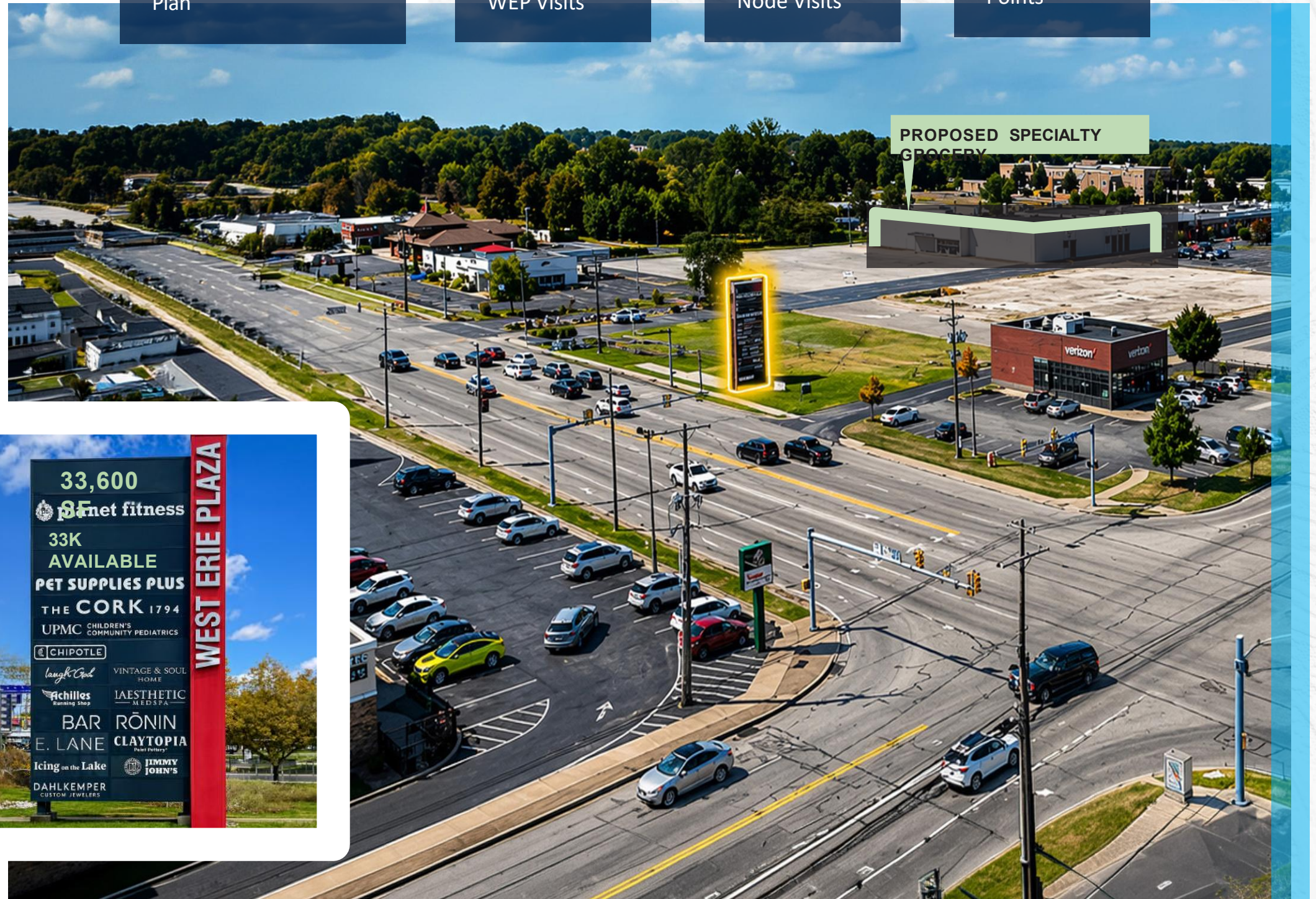
1.6^M
Annual
WEP Visits

5.0^M
Immediate
Node Visits

10
WEP Access
Points



PROPOSED SPECIALTY
GROCERY



PRIME AVAILABILITIES with FLEXIBILITY

West Erie Plaza’s prime outparcels are best matched for operators that win on convenience, visibility, parking, and repeat customer behavior.

Availabilities

33,600^{SF}

Main Entrance Unit 2
- junior-anchor / box
opportunity

11,201^{SF}

Former Rite Aid high-
recognition box with drive
thru

3,128^{SF}

Space 007 - inline
service / retail
opportunity

Flexible

Outparcels for QSR, Retail
services, medtail

QSR fit drive-thru Pads | fast casual |
weekday meal solutions | convenience-
oriented food



The rendering positions West Erie Plaza as a highly visible, easy-access, daily-needs retail environment where QSR, specialty grocery, and medtail users can benefit from strong frontage, multiple access points, deep parking, signalized circulation, and established cross-shopping traffic..



West Erie Plaza – 2-Mile School

West Erie Plaza is surrounded by nine active PK/K–12 schools, creating an estimated 4,400–4,500 student population and 500–600 faculty/staff within a 2-mile radius. Morning and afternoon peaks align with parent drop-off, staff lunch, and after-school pickup windows, providing predictable retail traffic patterns. This school-driven node reinforces daily repeat visits and supports QSR, fast casual, specialty grocery, and family-service demand at West Erie Plaza.

West Eries Plaza Forward-Looking Retail Tenant Statements

- QSR Operators:** Morning drop-offs (7:30–8:45 AM) and afternoon pickups (2:15–3:35 PM) generate consistent foot and vehicle traffic ideal for drive-thru and quick-service menu items.
- Fast-Casual Restaurants:** After-school snack windows and evening family errands (4:00–6:30 PM) create secondary peaks suitable for group dining, pre-packed meals, and higher-margin offerings.
- Medical / Pediatric Practices:** High parent and staff concentration supports convenient family-medicine, pediatric, dental, and specialty health services within a 2-mile neighborhood corridor.
- Specialty Grocery Operators:** Public-school EBT/SNAP activity combined with private and parochial family spending indicates demand for value-conscious, organic, allergy-aware, and prepared-food assortments.
- Retail & Convenience Services:** Staff and parent circulation across morning, afternoon, and evening windows ensure sustained engagement for coffee, bakery, tutoring, and small-basket convenience offerings.



2 FAMILY SPENDING POWER SIGNALS

School-year repeat traffic translates into practical grocery, food, coffee and medical demand.

~5,000
School-Linked Headcount

~4,489
Reported / Est. Students

4
Near-Ring Schools <0.70 mi

7:30-6:30
Retail Capture Window

2-Mile School-Linked Headcount Split

Category	Headcount
Near-ring	2,306
Outer-ring / edge	2,694

School-Day Retail Capture Windows

Activity	Time Window
Coffee / Breakfast	7:30-8:45 AM
Pickup / Snack / QSR	2:15-3:35 PM
Aftercare / Dinner / Grocery	3:00-6:30 PM

FAMILY SPENDING POWER READ

TENANT THESIS	VALUE BASKET	PREMIUM OVERLAY	BEST-FIT USES
Parent and staff circulation is the highest-confidence demand; do not rely on open-campus student lunch.	Public-school indicators support price discipline, family packs, EBT/SNAP-friendly baskets and affordable produce.	Private/Catholic schools add prepared meals, allergy-aware, organic, gluten-free and lunchbox add-ons.	Specialty/value grocery, coffee, QSR, pediatric/family medical, dental, tutoring and convenience services.

CRE TAKEAWAY The school layer creates recurring family and staff errands across AM, dismissal and early evening windows, supporting practical retail and medical tenancy.

3 YOUTH-DRIVEN DEMAND INDICATORS

School proximity creates recurring weekday family movement, staff lunch demand and after-school errands.

9
Active PK/K-12 Schools

~4.5K
Reported / Est. Students

~5.0K
Student + Staff Headcount

4
Closest Schools <0.70 mi

Distance from WEP vs. Enrollment: School Traffic Generator Layer

#	School	Dist.	Stu.
1	Montessori Regional Cha...	0.23	626
2	Tracy Elementary	0.48	515
3	St. Jude School	0.59	264
4	Harding Elementary	0.69	633
5	Strong Vincent Middle	1.26	711
6	Erie Day School	1.28	203
7	PJD / EPS Cyber Choice	1.92	950
8	Our Lady of Peace	1.92	391
9	Bethel Christian	2.00	196

DIRECT INFLUENCE

Montessori, Tracy, St. Jude and Harding drive the strongest parent/staff proximity read.

CONSERVATIVE STUDENT LUNCH

Elementary and middle-school age, campus controls and arterials limit walk-to-retail assumptions.

BEST DEMAND USES

QSR, coffee, grocery fill-in, tutoring, pediatric/family medical and after-school snacks.

CRE TAKEAWAY Youth-driven demand is strongest as parent/staff circulation and after-school errands, not as independent student lunch traffic.

4 DAYTIME POPULATION IMPLICATIONS

Daytime density and school/staff movement reinforce weekday convenience, lunch and appointment demand.

19,969
5-Min Daytime Pop.

78,538
9-Min Daytime Pop.

139,798
13-Min Daytime Pop.

+36%
5-Min Daytime Lift

Daytime Demand Expands Beyond the Residential Base

Time	Residential Pop.	Daytime Pop.
5 min	14,703	19,969
9 min	66,008	78,538
13 min	114,810	139,798

DRIVE-TIME DEMOGRAPHIC SNAPSHOT

Time	Pop.	HH	Daytime
5 min	14,703	6,968	19,969
9 min	66,008	29,878	78,538
13 min	114,810	49,206	139,798

DAYTIME CAPTURE READ

WEEKDAY LUNCH	MEDICAL DEMAND	TRADEAREA DEPTH
Daytime lift supports weekday lunch, coffee, pharmacy and service errands.	Family medical, dental, pediatric and therapy uses benefit from daytime density and easy parking.	9- and 13-minute rings extend the employee and service-area case beyond the immediate neighborhood.

CRE TAKEAWAY Daytime density creates a stronger weekday operating case than resident population alone, especially for QSR, coffee, medtail and convenience services.



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76 Years Strong — Erie's Original Shopping Center

West Erie Plaza opened on August 30, 1950 — after breaking ground in 1949 — as the first shopping center in the Erie market and the original open-air town center in Millcreek Township. Halle's joined as anchor in 1952, and for 25 years the Plaza defined retail in the trade area, until Millcreek Mall opened in November 1975 and began pulling the market east. Now marking 76 years in continuous operation, West Erie Plaza remains a rare first-generation shopping center with deep community roots — and room to write its next chapter.



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