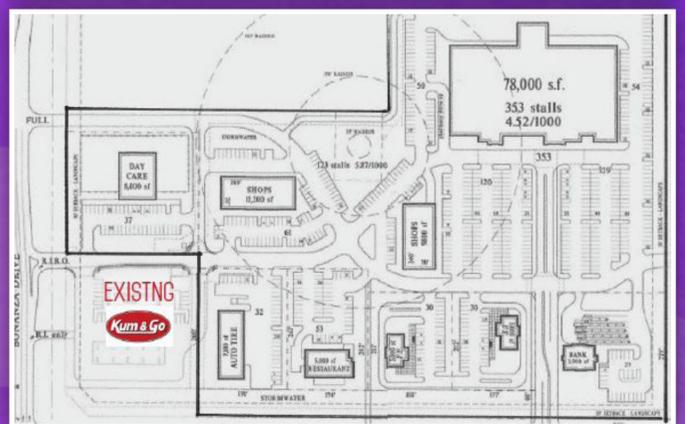


HIGHWAY 7 & BONANZA

your customers are already here



Flourishing Families: Babies and Bliss

GENERAL DEMOGRAPHICS

AVAILABLE PROPERTY

- **NEC:** This 23 acre site is represented by Colliers International. Join Kum & Go now open.
- **NWC:** The 60+ acres is designated for commercial at the signalized corner surrounded by residential.

	1 MILE	3 MILE	5 Mile
Population	6,414	29,742	97,369
Households	2,600	11,048	35,473
Avg. Household Income	\$133,975	\$109,919	\$113,099
Median Age	41.2	37.9	37.5
% Owner Occupied Housing Units	89.3%	80.7%	81.9%
% Age 25+ Bachelor Degree or Higher	53.3%	46.4%	49.7%

- AADT 30,170 (2013)
- Separated from other current and potential retail centers this site is the primary entry into Erie Airpark and Anthem residential subdivisions. This intersection has an unmet grocery demand of \$19.5 million and currently has no stores within two miles.



For more information, visit us at
www.erieco.gov/economic_development
 303.926.2769

