

**HIGHLIGHTS:**

- Dollar Tree anchored
- One mile from Mercyhurst University
- Located directly on busy East 38th Street
- Historically 100% occupancy

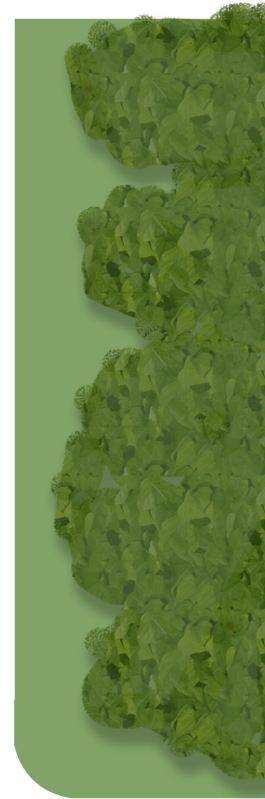
2022 Demographics	1-mile	3-mile	5-mile
<b>Population</b>	11,539	75,728	132,714
<b>Average Household Income</b>	\$60,327	\$54,125	\$56,625

**Retailers Within One Mile:**





**E 37TH ST**



**MCCAIN AVE**

**E 38TH ST**