



ERIE SPORTS CENTER

ERIE | PENNSYLVANIA
OFFERING MEMORANDUM

Marcus & Millichap
NNN FITNESS



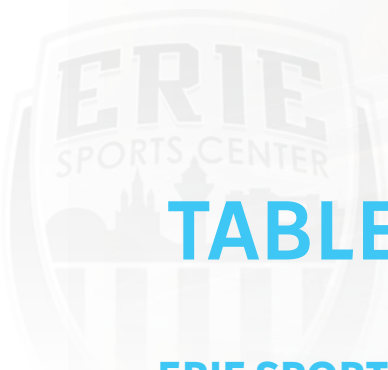


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INVESTMENT HIGHLIGHTS

Marcus & Millichap
NNN FITNESS

 **#2**
Best Soccer &
Lacrosse Facility
(By SportsEvents)

 **1.3M+**
Visitors
Per Year

 **267K+**
Erie MSA
Population

 **\$87K+**
Average HHl
(3-Mile)



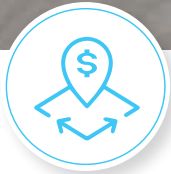
BUSINESS & REAL ESTATE OPPORTUNITY

This offering presents a rare opportunity for an owner-user to acquire both a well-performing **business and the real estate** of the Erie Sports Center, an expansive, **amenity-rich facility located on 61.67 AC in Erie, PA**. Recently named the 2nd best soccer and lacrosse facility in the U.S., the center is a premier destination for regional tournaments and family entertainment. This is a turnkey opportunity to own and operate **a top-tier sports and entertainment complex** with strong community presence and income potential.



PREMIER SPORTS & RECREATION FACILITY

The Erie Sports Center is **the largest field facility in the region**, offering ten grass fields on-site. It has hosted a wide range of successful events, including major tournaments by Lax Bash Tournaments, USA Ultimate, and Spikeball Roundnet Association, as well as regional rugby and soccer competitions featuring over 2,000 players. In addition to sports, the Erie Sports Center provides year-round training programs, leagues, and community events, making it a central hub for both recreational and competitive activities.



DOMINANT RETAIL HUB LOCATION

Located in the **heart of Erie's busiest shopping and entertainment district** with strong tenant synergy increases customer draw to the immediate trade area. Its strategic location within two hours of Buffalo, Cleveland, and Pittsburgh enhances its draw for large-scale events. Nearby nation tenants include Walmart, Target, Party City, Old Navy, Staples, PetsMart, Bed Bath & Beyond, Marshalls, Best Buy, Burlington, Hobby Lobby, Sam's Club, Wegmans, Home Depot, and many more.



TENANT SUMMARY

Erie Sports Center

The **Erie Sports Center** is a state-of-the-art multi-sports complex in Erie, PA, offering ten soccer fields, including a fully-equipped indoor dome for year-round training and competition. The facility also provides accommodations for over 500 student-athletes, a private school, a cafeteria, and a top-of-the-range 14,229-square-foot sports medicine and performance pavilion leased to Allegheny Health Network.

The Erie Sports Center is the largest, most unique sports and entertainment facility within 160km of Erie. The city is fast becoming a hub for tourism, education, health and sport catering to major cities within the USA and Canada within a 3-6 hour drive. The facility will become the number one sports development destination in the region as it rolls out its various clubs, tournaments, team camps and live in academies.

www.eriesportscenter.com

61.67 AC Multi-Sport Complex

12 Soccer/Lacrosse/Baseball/Football Fields, 8 Basketball & 2 Volleyball Courts

Full Size Indoor Field & Dome

61,000 SF FIFA Certified Astro Turf Dome

Events Center

Full Commercial Kitchen (Serves 400+)
Attached to Dorms (108 Rooms)

Medical & Sports Performance Center

14,229 SF with 10 Year Lease

Fun Park

36 Holes of Mini Golf, Tiki Bar, Batting Cages, Beach Arena, Go Karts, and Live Music Stage



[CLICK HERE TO VIEW SPORTS DOME FLY-THROUGH](#)



PROPERTY AERIAL

Marcus & Millichap
NNN FITNESS

HOUSING & EVENTS CENTER

78,299 SF
GLA

9.80 AC
LOT SIZE

108
ROOMS

ERIE SPORTS CENTER

81,000 SF
INDOOR FACILITY

51.87 AC
LOT SIZE

±300
PARKING

SPORTS CENTER + DORMITORY

61.67 AC
TOTAL LOT SIZE



FLEXIBLE PURCHASE OPTIONS

OPTION 1:

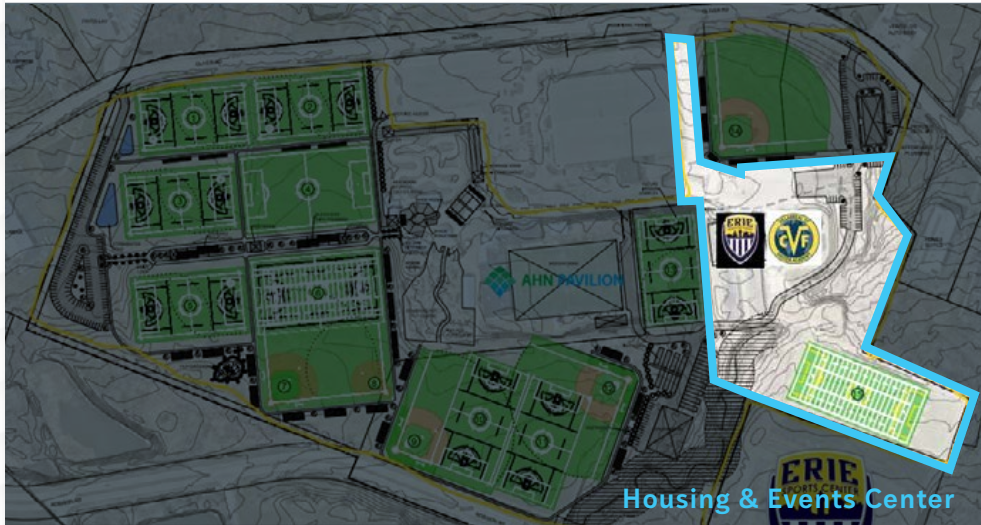
Erie Sports Center

(Excludes Housing & Events Center)

OPTION 2:

Erie Sports Center & Dormitory

(Full Campus Including Housing & Event Center)



INVESTMENT OVERVIEW

Marcus & Millichap
NNN FITNESS

SUBMIT OFFERS

Purchase Price

PROPERTY DETAILS

ADDRESS	8161 Oliver Rd, Erie, PA 16509
LOT SIZE	51.87 AC
YEAR BUILT / RENOVATED	1995/2003/2021/2024
TENANT	Erie Sports Center



[Click to View
Google Map](#)



[Click to View
Street View](#)

ERIE SPORTS CENTER OFFERING DETAILS

OWNERSHIP	Business & Real Estate
INDOOR FACILITY	81,000 SF
SPORTS DOME (MULTI-SPORT TURF FACILITY)	61,000 SF (70 Feet Height)
INDOOR ARENA	30,000 SF (Gymnastic, Dance Sports and Events)
MEDICAL & SPORTS PERFORMANCE CENTER	14,229 SF (Operated by AHN)
CAFE	150 Seats
OUTDOOR COURTS	8 Basketball & 2 Volleyball
OUTDOOR FIELDS	12 Fields (Soccer, Lacrosse, Baseball & Football)
FUN PARK	36 Hole Mini Golf, Batting Cages, Climbing Wall, Tiki Bar & Go-Karts
BEACH ARENA	1,800 SF (Beach Volleyball, Soccer, Event Space)
PARKING	±300



SUBMIT OFFERS

Purchase Price

PROPERTY DETAILS

GLA	78,299 SF
LOT SIZE	9.8 AC
YEAR BUILT	1997
PARCEL NUMBER	40-016-072.0-003.04



[Click to View
Google Map](#)



[Click to View
Street View](#)

HOUSING & EVENTS CENTER OFFERING DETAILS

OWNERSHIP	Business & Real Estate
HOUSING & EVENT CENTER	108 Rooms (200 SF Each Room)
DORM ROOMS	Sleeps 6/Room for Camps, 4/Room for Academy
COMMERCIAL KITCHEN	With Serving Bays (Serves 400+ Guests)
DINING HALL & EVENTS AREA	400 Seats
LOBBY & RECEPTION	Accommodates up to 10 Staff Members
ADDITIONAL AMENITIES	Gym Room, Study Room & Presentation Room
OUTDOOR AREA	Full Size Football Grass Training Field Behind Dorms
PARKING	For All Guests w/ Security Fencing & Cameras



FLEXIBLE
ACQUISITION

Options

This opportunity can be acquired with or without the **Housing & Events Center**. The full campus includes Erie Sports Center, on-site lodging with dorm-style accommodations and dining, ideal for large tournaments and extended-stay events. Buyers have the flexibility to purchase either the core sports and entertainment complex alone or the entire campus including housing facilities.

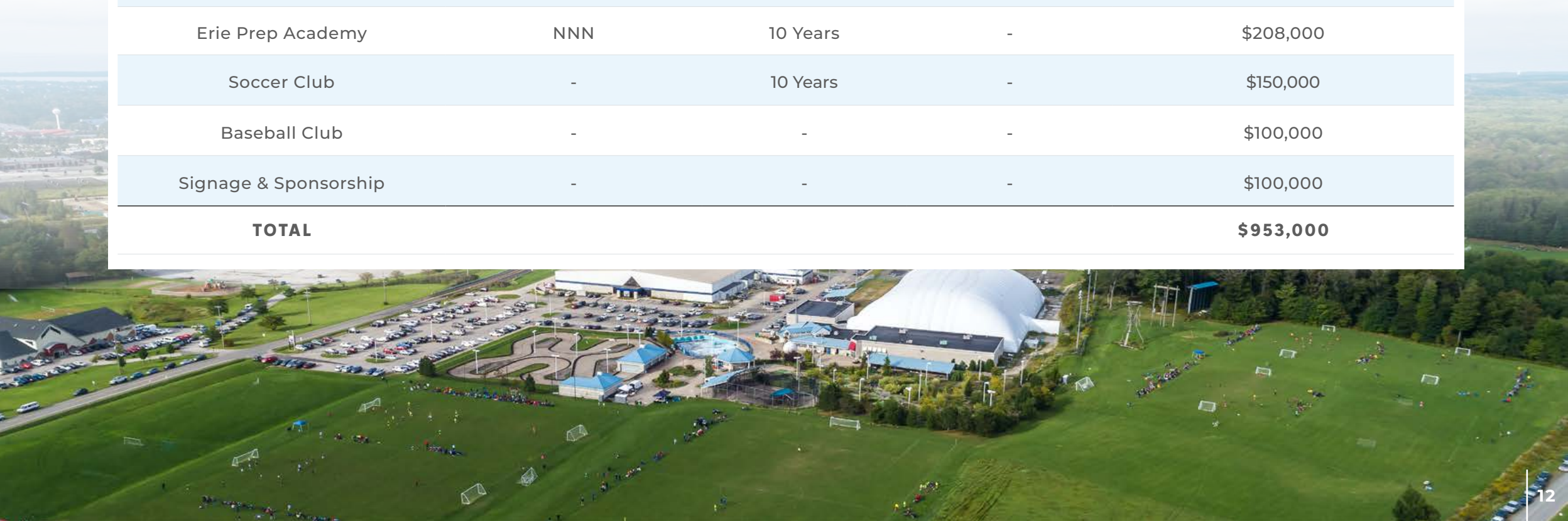
REGIONAL MAP



- WATERFORD, PA 9.2 MILES
- ERIE INT'L AIRPORT 9.9 MILES
- EDINBORO, PA 12.6 MILES
- HARBORCREEK, PA 13.7 MILES
- NORTH EAST, PA 19.5 MILES
- CORRY, PA 29.3 MILES

TENANT LEASES

ERIE SPORTS CENTER ERIE, PA				
LEASE TERM				BASE RENT
TENANT	LEASE TYPE	LEASE TERM	LEASE YEARS	ANNUAL
AHN Rental	NNN	10 Years	2024-2034	\$200,000
AHN Dome Signage	-	10 Years	2024-2034	\$175,000
Special Olympics	-	3 Years	-	\$20,000
Erie Prep Academy	NNN	10 Years	-	\$208,000
Soccer Club	-	10 Years	-	\$150,000
Baseball Club	-	-	-	\$100,000
Signage & Sponsorship	-	-	-	\$100,000
TOTAL				\$953,000



PROPERTY PHOTOS

Marcus & Millichap
NNN FITNESS



PROPERTY PHOTOS

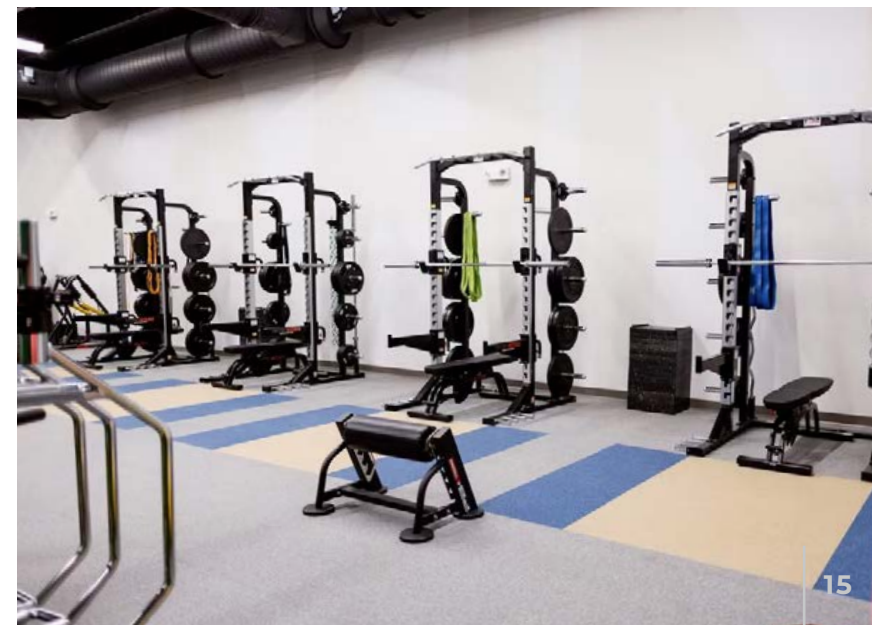
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PROPERTY PHOTOS



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PROPERTY PHOTOS

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STRATEGIC PARTNERSHIPS

INTERNATIONAL PARTNERS



Erie Prep Academy

a full time Prep School that draws students from around the world and has sports academy teams in soccer, basketball, volleyball, baseball, wrestling and softball.



Villarreal CF (LA Liga Club)

US Head Quarters for Villarreal CF (La Liga Club). This is the first full time residential soccer academy outside Spain with more than 3,000 players and 15 academies across the USA and Internationally.



Global Education Sports Partners

ESC has an international recruitment partnership with GES (Global Education Sports Partners) to bring student athletes from around the world to Erie.

LOCAL PARTNERS



Minority Community
Investment Coalition (MCIC)



Empire 8 Athletic
Conference



Urban Erie Community
Development Corp

NATIONAL PARTNERS



The Cadets

10x National Champion
Drum Corp



Cleveland Cavaliers

Junior Cavs Center



NFL

NFL Flag License



Karting

US Karting Venue



USA Lacrosse

Partner for Sport &
Development



MLB

Home Run Derby & Skills
License



UWSL

National Soccer License



Seawolves

Junior Seawolves Softball
& Baseball



NPSSL

National Soccer License



USA Wrestling

Olympic Coaches on Site

RECOGNIZED EXCELLENCE



PREMIER TOURNAMENT HOST SITE

Trusted by national and regional organizations, Erie Sports Center regularly welcomes high-profile events, including:

LAX BASH NATIONAL TOURNAMENTS

USA ULTIMATE CHAMPIONSHIPS

SPIKEBALL TOUR STOPS

MIDWEST GAELIC ATHLETIC ASSOCIATION EVENTS

PA STATE CUP - SOCCER (2K+ PARTICIPANTS)

REGIONAL LACROSSE TOURNAMENTS (1.3K+ PARTICIPANTS)

ERIE REGIONAL SOCCER LEAGUE
(DRAWING TEAMS FROM BUFFALO, CLEVELAND & PITTSBURGH)

ERIE SOCCER LEAGUE
(ONE OF THE LARGEST REC LEAGUES IN THE REGION)

Erie Sports Center 3rd Place All-Star Multi-Purpose Sports Venue or Complex

SportsEvents Media Group (2025 Winners)

The Erie Sports Center has emerged as a top-tier regional facility, offering world-class amenities for a wide range of sports. The venue has successfully hosted major tournaments, including Lax Bash, USA Ultimate, Spikeball, Midwest Gaelic Athletic Association events, soccer and rugby.

SportsEvents Media Group (Digital Contest: 2025 Winners)

The Erie Sports Center Named 2nd Best Soccer & Lacrosse Facility in U.S. by SportsEvents Media Group. Digital Contest: Top 10 soccer and lacrosse facilities as voted by SportsEvents' Facebook followers.

AHN Opens New Sports Medicine + Performance Pavilion at Erie Sports Center

The Erie Sports Center is now home to a \$6.5 million, 14,229 SF AHN Sports Medicine & Performance Pavilion. This state-of-the-art facility offers on-site sports rehab, physical therapy, concussion management, and performance training—enhancing the center's role as a premier destination for athletic development and recovery.

RETAIL AERIAL

LAKE ERIE

ERIE
INTERNATIONAL AIRPORT
TOM RIDGE FIELD

ERIE MARKETPLACE

TARGET

SALLY BEAUTY

Marshall's

BEST BUY

BOB'S DISCOUNT FURNITURE

PEACH STREET SQUARE

Staples

LOWE'S

DOLLAR TREE

HOBBY LOBBY

CINEMARK

OLD NAVY

Burlington

KOHL'S

BLAZE PIZZA

ERIE DOWNTOWN

Marcus & Millichap
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THE HOME DEPOT

Northwest

TEXAS ROADHOUSE

PETSMART

Krispy Kreme DOUGHNUTS

BOOT BARN

SUMMIT-TOWNE CENTRE

sam's club

CHUCK E. CHEESE

JOANN

Smith's FOOD & DRUG STORES

goodwill

Gabe's

Ashley HOMESTORE

MILL CREEK MALL COMPLEX

Wegmans

32,385 VPD

19

PEACH ST | 31,050 VPD

golden corral

ALDI

Hampton by Hilton

WINGATE BY WYNDHAM

Walmart

Bob Evans RESTAURANT

Comfort INN & SUITES

CHOICE HOTELS

QUAKER STEAK & LUBE

BEST WINGS USA

Walmart

Bob Evans RESTAURANT

Comfort INN & SUITES

CHOICE HOTELS

QUAKER STEAK & LUBE

BEST WINGS USA

TSC TRACTOR SUPPLY CO.

ERIE SPORTS CENTER

SUBJECT PROPERTY

COUNTRY INN & SUITES BY RADISSON

BW Best Western Hotels & Resorts

HOME2 SUITES BY HILTON

Country Fair FRESH & LOCAL

Sleep INN BY CHOICE HOTELS

ihop

Splash LAGOON

HAWTHORN SUITES BY WYNDHAM

ROBINSON RD | 2,665 VPD



RETAIL AERIAL



STRATEGIC REGIONAL HUB - Erie is positioned at the crossroads of Interstates 79 and 90, offering direct access to Cleveland, Buffalo, and Pittsburgh—each within a two-hour drive—making it an ideal location for regional business and distribution.

DIVERSE AND RESILIENT ECONOMY - The local economy is anchored by strong sectors such as healthcare, manufacturing, logistics, and education, with major employers including UPMC Hamot, Wabtec, and Penn State Behrend.

CONSISTENT TOURISM AND CONSUMER ACTIVITY - Erie attracts over 4 million annual visitors to its lakefront, Presque Isle State Park, Bayfront attractions, and regional sports facilities—supporting year-round traffic and demand for commercial services.



POPULATION

1 Mile 3 Miles 5 Miles

2024 Population	837	22,713	87,056
2029 Projection	817	22,414	85,902



HOUSEHOLDS

2024 Households	382	9,879	36,402
2029 Projection	372	9,746	35,885



HOUSEHOLD INCOME

Ave. Household Income	\$77,114	\$87,326	\$79,691
Median Household Income	\$62,349	\$68,128	\$63,494



EDUCATION

Some College, No Degree	175	4,437	16,951
Associate Degree	19	897	3,799
Bachelor's Degree	92	4,085	12,986
Advanced Degree	82	2,435	7,695



EMPLOYMENT

Civilian Employed	431	11,167	42,933
Civilian Unemployed	2	222	1,581
U.S. Armed Forces	0	48	133

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Marcus & Millichap
NNN FITNESS



ERIE SPORTS CENTER

ERIE | PENNSYLVANIA

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7,546 Closed
Transactions in 2023

\$43.6B Total
Volume Closed in 2023

30 Transactions
Every Business Day

80+ Offices
Across the U.S. & Canada