

Shops at Foster Brook | Bradford, PA

± 1,600 - 2,351 SF Retail Space Available

Available For Lease

Property Overview

Shops at Foster Brook is a 31,943 square foot, Wal-Mart shadow-anchored shopping center ideally located directly off of Route 219 (14,000 CPD) in Bradford, Pa. With co-tenants including; Edward Jones, and Holiday Hair, the project has a strong lineup of national Tenants. The site benefits from having great visibility along Route 219 and being located along the access road to the area's only Wal-Mart, providing convenient ingress/egress for customers. The project is well-maintained with an appealing appearance and has an abundance of parking. With the traffic generating Tenant lineup that Shops at Foster Brook has, with its close proximity to Wal-Mart, the project makes for a great site for any retail user.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	10,328	16,134	19,014
TOTAL EMPLOYEES	8,403	13,334	15,798
AVERAGE HHI	\$67,518	\$68,675	\$89,863
TOTAL HOUSEHOLDS	4,463	6,874	7,969
TRAFFIC COUNTS: Rout 219: - ±14,000 VPD			

Join:

Edward Jones®

holiday hair



BLAKE SHAFFER | ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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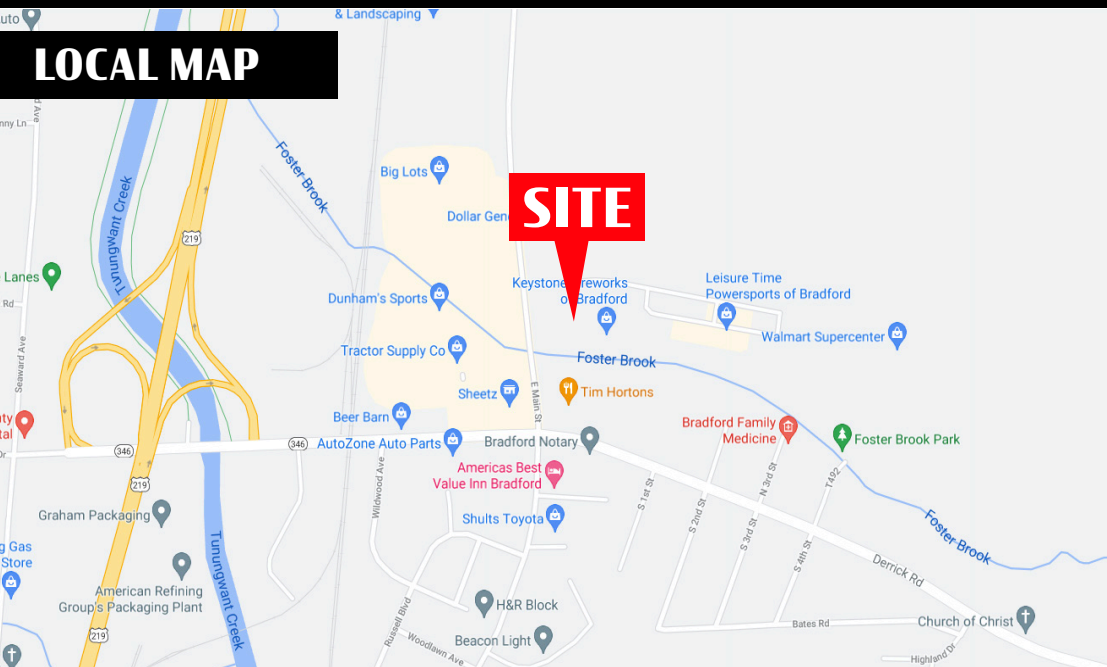
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NETWORK

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LOCAL MAP



Location - Strategically positioned, Shops at Foster Brook benefits from having visibility along Route 219 (14,000 CPD). The site is ideally located along the only access road of the dominant Wal-Mart in the market which has seen immense amounts of growth over the past 10 years. Located in McKean County, which is approximately 80 miles from Buffalo, New York, this project provides shopping options to over 16,000 people in the immediate area.

Trade Area - Adding to the stability of the project, Shops at Foster Brook shows a 20-minute drive time demographic of over 52,926 people with household income more than \$57,105 and daytime employment demographics equally as strong with 38,272. The demographics within a 10-mile radius include 27,484 people in 10,653 homes, a labor force of 15,729 with an average household income of \$57,032. The areas growth has increased over 2.0% since 2000 with over 413 new homes.



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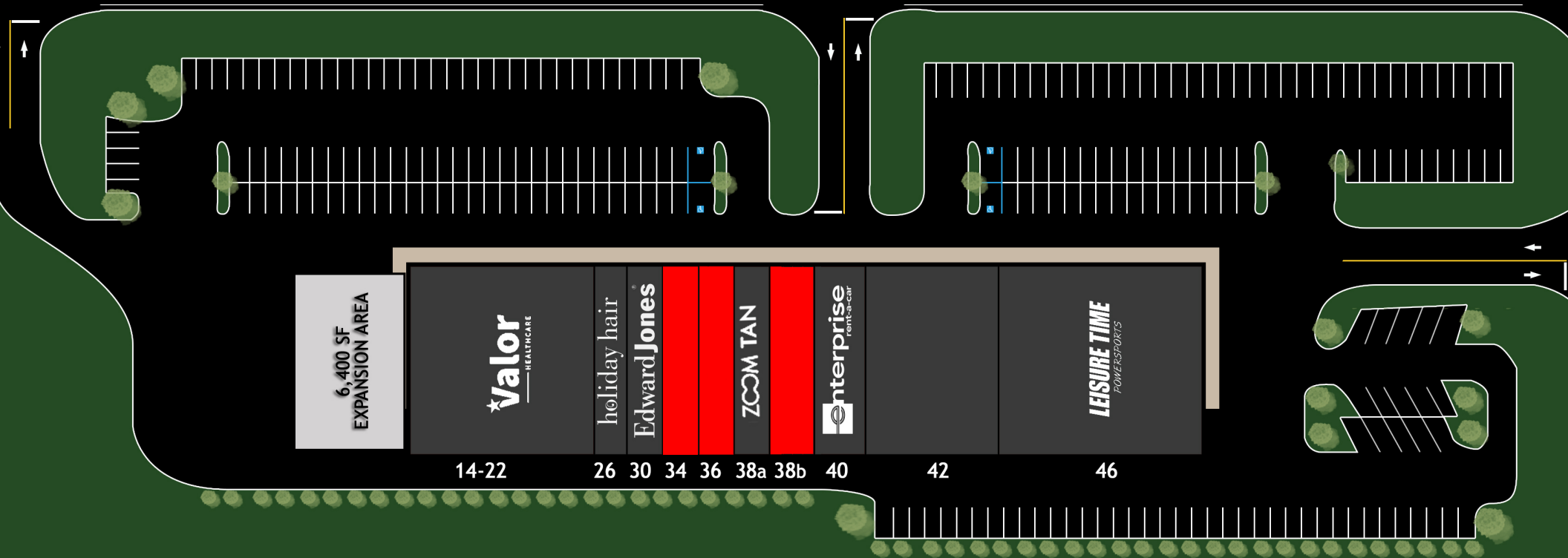
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SITE PLAN

FOSTER BROOK BLVD.



SPACE	TENANT	AREA (SQ FT)
14-22	VALOR HEALTHCARE	7,200
26	HOLIDAY HAIR	1,600
30	EDWARD JONES	1,600
34	AVAILABLE	2,343
36	AVAILABLE	2,351

SPACE	TENANT	AREA (SQ FT)
38a	ZOOM TAN	1,600
38b	AVAILABLE	1,600
40	ENTERPRISE RENT A CAR	1,600
42	BARGAIN OUTLET	4,800
46	LEISURETIME POWERSPORTS	7,200



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MARKET AERIAL



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