

SHOPS AT FOSTER BROOK

BRADFORD, PA | 16701

Walmart 



±1,600 SF AVAILABLE
FOR LEASE



BLAKE SHAFFER | AUSTIN ECKENRODE | BRAD ROHRBAUGH | CHAD STINE

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

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 (4,000 VPD) 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 Walmart, 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 Walmart, the project makes for a great site for any retail user.

LOCATION

Strategically positioned, Shops at Foster Brook benefits from having visibility along Route 219 (4,000 VPD). The site is ideally located along the only access road of the dominant Walmart 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.

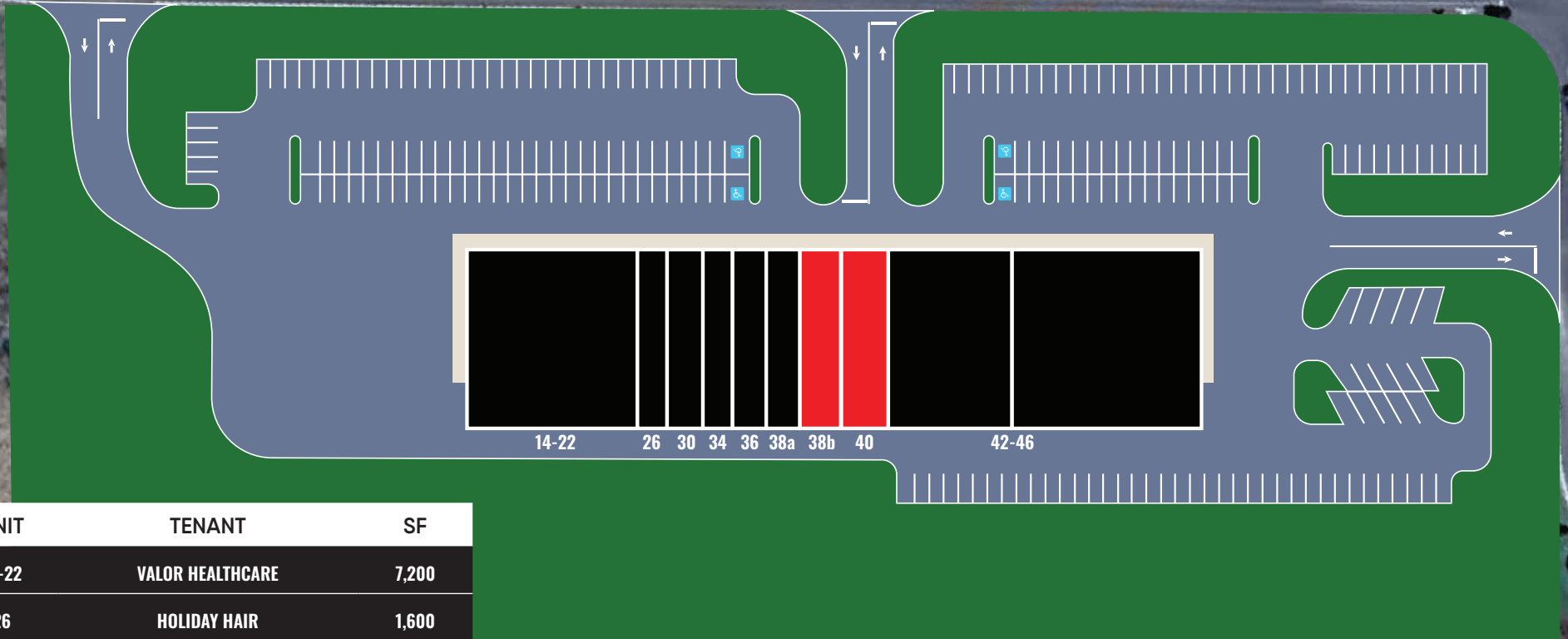
TRADE AREA

Adding to the stability of the project, Shops at Foster Brook shows a 20-minute drive time demographic of over 19,191 people with household income more than \$76,199 and daytime employment demographics equally as strong with 8,891. The demographics within a 10-mile radius include 26,150 people in 10,274 homes, a labor force of 10,634 with an average household income of \$79,358. The areas growth has increased over 2.0% since 2000 with over 413 new homes.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	15,161	17,648	24,217
EMPLOYEES	8,328	8,660	10,690
AVERAGE HHI	\$81,698	\$82,932	\$82,842
HOUSEHOLDS	6,331	7,263	9,422

SITE PLAN



UNIT	TENANT	SF
14-22	VALOR HEALTHCARE	7,200
26	HOLIDAY HAIR	1,600
30	EDWARD JONES	1,600
34	MARSHALL INSURANCE	2,343
36	SMOKE WORLD	2,351
38a	ZOOM TAN	1,600
38b	AVAILABLE	1,600
40	AVAILABLE	1,600
42-46	LEISURE TIME POWERSPORTS	12,000



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MARKET OVERVIEW



BRADFORD MALL



**TRACTOR
SUPPLY CO**



DOLLAR TREE



TACO BELL



ALDI

**ANYTIME
FITNESS**

**Dunham's
SPORTS**

DOLLAR GENERAL



Walmart

SHEETZ

**Auto
Zone**

**BURGER
KING**

SHOPS AT FOSTER BROOK

**LEISURE TIME
POWERSPORTS**

holiday hair

Edward Jones

**NAPA
AUTO PARTS**



FAMILY DOLLAR
my family, my family dollar.

**Save
a lot**

**Holiday Inn
Express**

Arby's

DOLLAR GENERAL

**Pizza
Hut**



DUNKIN'



**CVS
pharmacy**



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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

