

# SHOPS AT FOSTER BROOK

BRADFORD, PA | 16701

±6,400 SF EXPANSION AREA | FOR LEASE



Join Neighbors

enterprise

holiday hair

Edward Jones®



Blake Shaffer | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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±6,400 SF AVAILABLE  
**FOR LEASE**

## PROPERTY OVERVIEW

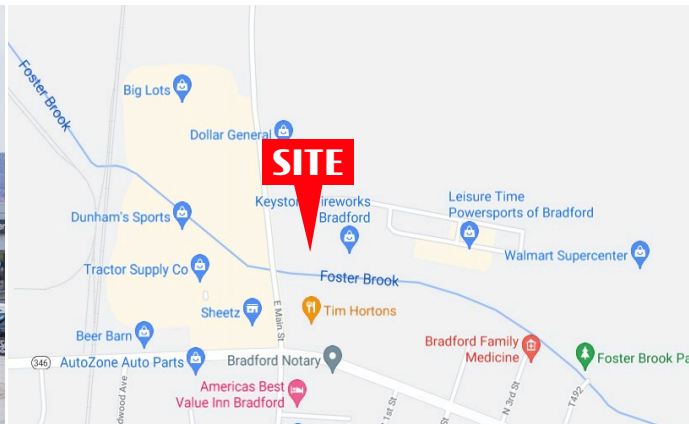
Shops at Foster Brook is a 31,943 square foot, Wal-Mart shadow-anchored shopping center ideally located directly off of Route 219 (4,000 VPD) in Bradford, Pa. With co-tenants including; Edward Jones, and Holiday Hair, the project has a strong lineup of national Tenants. The site benefits from having great visibility along Route 219 and being located along the access road to the area's only 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.

## 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 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 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	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	9,530	15,698	18,497
TOTAL EMPLOYEES	6,470	8,220	8,602
AVERAGE HHI	\$71,489	\$76,527	\$77,479
TOTAL HOUSEHOLDS	4,079	6,579	7,666
TRAFFIC COUNTS: ROUTE 219 ± 4,000 VPD			



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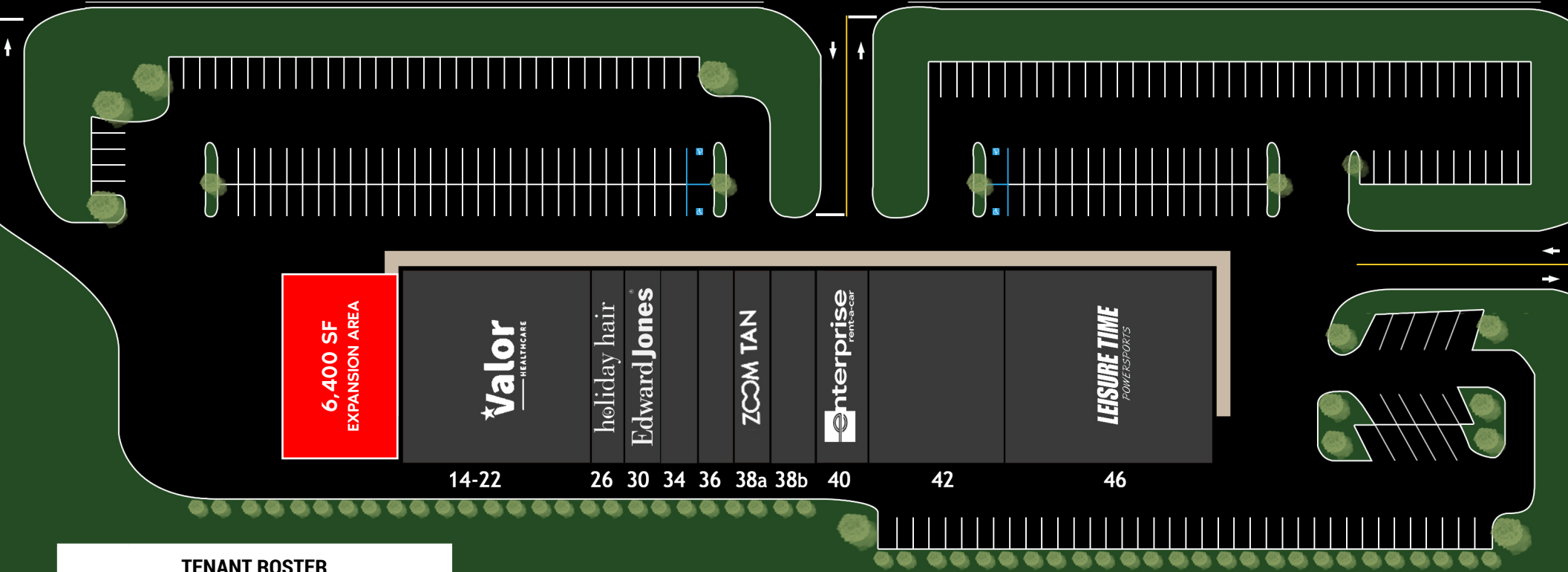
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## SITE PLAN

## FOSTER BROOK BLVD.



### TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
14-22	VALOR HEALTHCARE	7,200
26	HOLIDAY HAIR	1,600
30	EDWARD JONES	1,600
34	MARSHALL INSURANCE	2,343
36	SMOKE WORLD EXPRESS	2,351
38a	ZOOM TAN	1,600
38b	HILARY COONEY	1,600
40	ENTERPRISE RENT A CAR	1,600
42	BARGAIN OUTLET	4,800
46	LEISURETIME POWERSPORTS	7,200



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## MARKET OVERVIEW



**Site**

**Shops at Foster Brook**  
holiday hair   **Valor** HEALTHCARE  
Edward Jones   **enterprise**



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### Blake Shaffer

BShaffer@bennettwilliams.com



### Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



### Chad Stine

CStine@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.

