

± 1,019 - 6,019 SF

# Bedford Square Plaza

FOR LEASE

26 Bedford Square Plaza | Everett, PA 15537



## Overview

**Bedford Square Plaza** provides an excellent opportunity to join the main retail center in the Bedford and Everett, PA market. Join the Weis anchored center as well as other national tenants such as Walmart, Tractor Supply Company, McDonalds, Dollar Tree, AT&T, and UPMC Bedford. The space offers up to 6,100 Square Feet of leasable space and is fitted for a variety of uses, including but not limited to retail, medical, food and beverage and service-oriented users.



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## Location

Bedford Square Plaza, Everett, PA sits along the main traffic throughfare between the towns of Bedford and Everett. The center has excellent visibility from Lincoln Highway (23,000 VPD) with convenient proximity to the Pennsylvania Turnpike (I-76) (36,000 VPD).

## Trade Area

Adding to the stability of this center, the site shows a 20 minute drive time demographic of over 18,826 people with household incomes more than \$62,893 and daytime demographics equally as strong with 11,591. The demographics within a 7 mile radius include 15,357 people in 6,874 homes, a labor force of 11,205 with an average household income of \$62,741.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	3,835	11,931	15,317
TOTAL EMPLOYEES	3,356	9,668	11,196
AVERAGE HHI	\$63,784	\$61,784	\$62,903
TOTAL HOUSEHOLDS	1,730	5,424	6,860

TRAFFIC COUNTS: Rt. 30 - ±23,000 VPD



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## SITE PLAN



SUITE	TENANT	SF
1	WEIS	40,000
3	HOLIDAY HAIR	1,200
6	NAIL SHOP	1,200
9	CHINESE RESTAURANT	1,200
12	AVAILABLE	5,000
15	AVAILABLE	1,019
18	WISE EYE OPTICAL	2,000
24-21	AVAILABLE - CAN BE SPLIT	1,500 - 3,180
26	AT&T	1,620
27	AVAILABLE	3,200
30	DOLLAR TREE	10,000
33	AVAILABLE	3,888
	PAD AVAILABLE	± 1 AC

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## MARKET AERIAL



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