

9 Derrick Road | Bradford, PA 16701

Offering Memorandum

For Sale or Lease

Foster Brook
PLAZA

±6,000 SF



Exclusive Marketing Advisors:

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OUR LOCATIONS

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

2173 Embassy Dr, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

NEW JERSEY OFFICE:

309 Fellowship Rd.
Suite 200, Mt. Laurel, NJ 08054



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COMMERCIAL BROKERAGE.

Redefined.

DISCLAIMER

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.

MORE INFO

For more information about Bennett Williams, visit us online at www.bennettwilliams.com.



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9 Derrick Road | Bradford, PA 16701




Foster Brook
PLAZA



PROPERTY OVERVIEW



THE OPPORTUNITY

9 Derrick Road, also known as Foster Brook Plaza, is an 6,000 square foot commercial/retail center in Bradford, PA. The property consists of two buildings with multiple suites. Some of which are available for lease and others are income producing. The site benefits from ample parking, pylon signage, easy access and great visibility. The property is ideally situated down from a signalized intersection. This is a great opportunity for a buyer that is looking for a property to add to their investment portfolio or as a redevelopment site.

RETAIL MARKET AERIAL



DOLLAR GENERAL

Bradford Mall



Shops at Foster Brook



SHEETZ



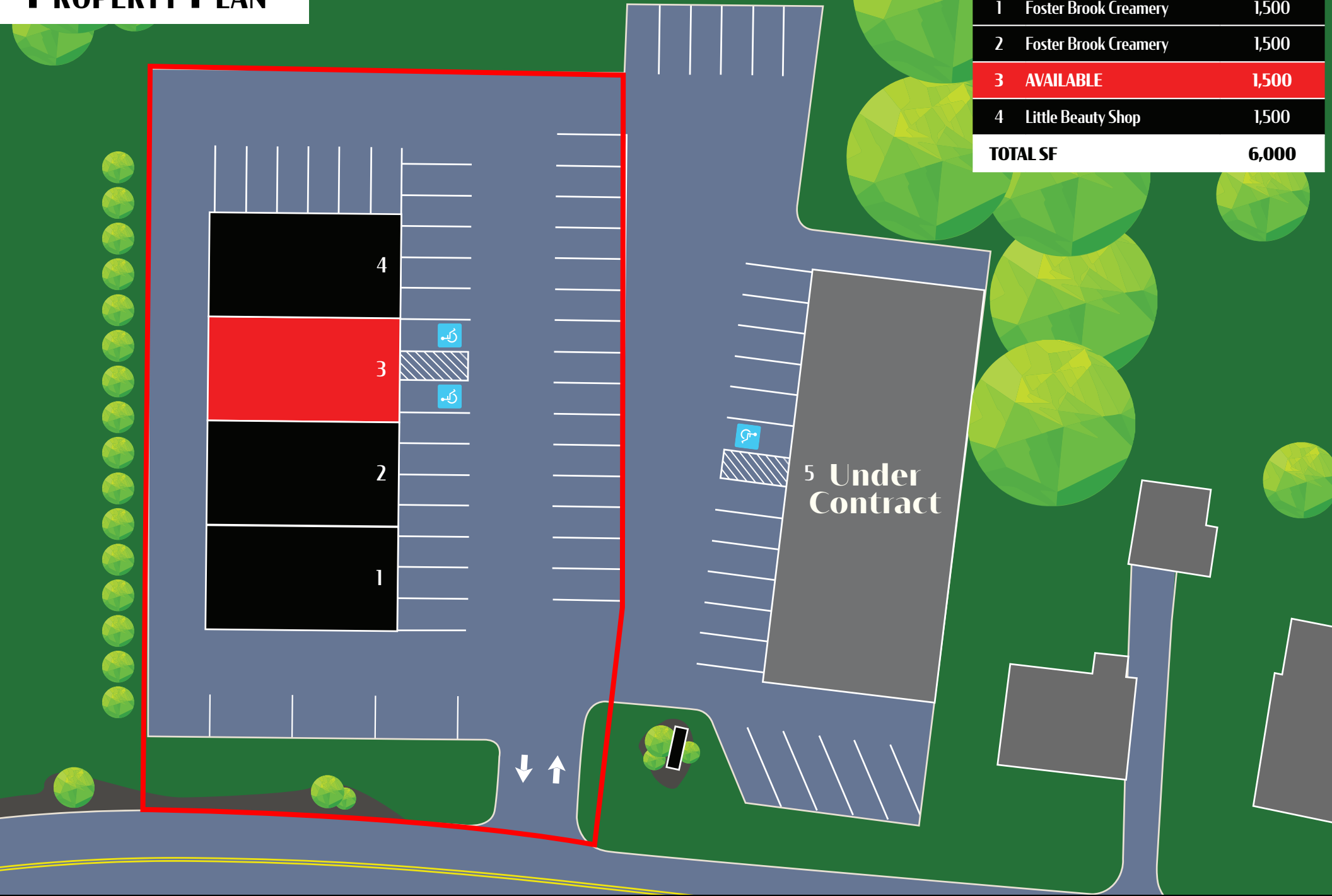
Tim Hortons



219

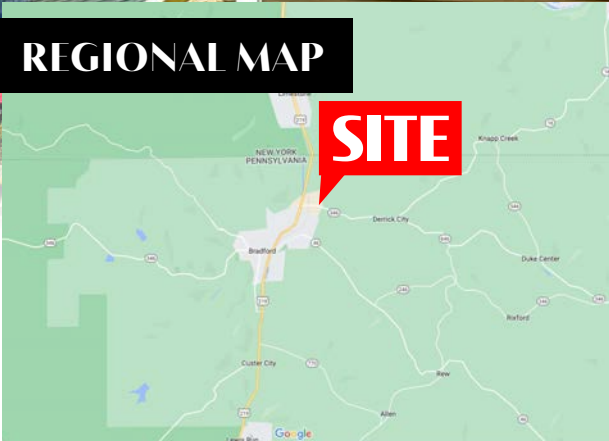
PROPERTY PLAN

#	TENANT	AREA (SF)
1	Foster Brook Creamery	1,500
2	Foster Brook Creamery	1,500
3	AVAILABLE	1,500
4	Little Beauty Shop	1,500
TOTAL SF		6,000



DEMOGRAPHIC / TRAFFIC

REGIONAL MAP



LOCAL MAP

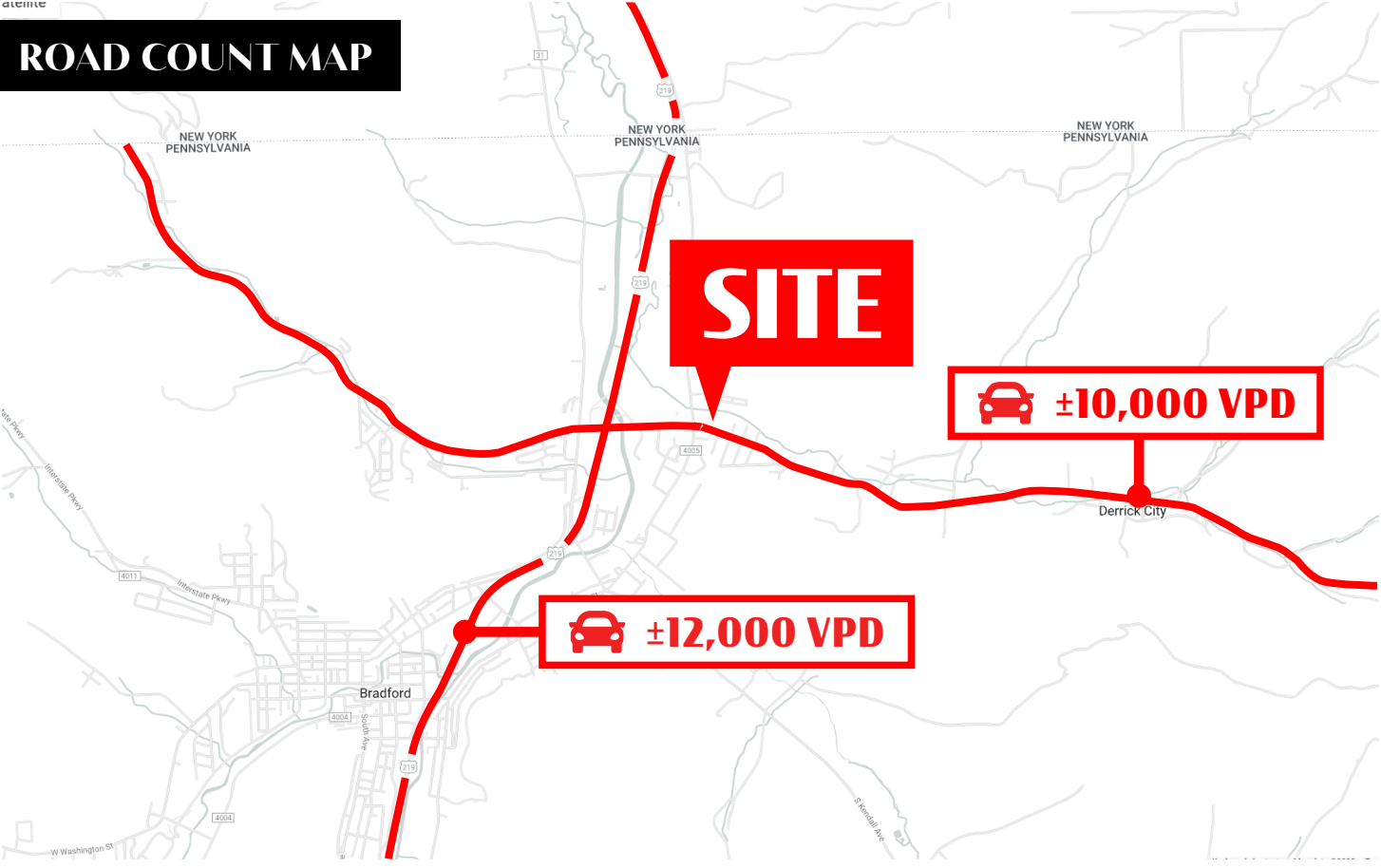


DEMOGRAPHICS

		3 MILE	5 MILE	7 MILE
	POPULATION	11,873	16,312	18,662
	TOTAL EMPLOYEES	7,618	9,230	9,517
	AVERAGE HHI	\$72,633	\$73,534	\$73,688
	TOTAL HOUSEHOLDS	5,078	6,769	7,640

Traffic Counts: **Derrick Road: ±10,000 VPD**

ROAD COUNT MAP



PROPERTY PHOTOS



MARKET OVERVIEW

McKean County

McKean County is a rural county in the U.S. state of Pennsylvania. As of the 2010 census, the population was 43,450. Its county seat is Smethport. The county was created in 1804 and organized in 1826. It was named in honor of former Pennsylvania Governor and Declaration of Independence signer Thomas McKean.

McKean County was founded because of its natural resources of oil and timber, both of which continue to provide a significant input to the economy. Today, a university, rural medical center, federal prison and manufacturing companies balance the area's economy.

McKean County Stats



POPULATION

39,936



OF EMPLOYEES

33,156



MEDIAN HHI

\$52,862

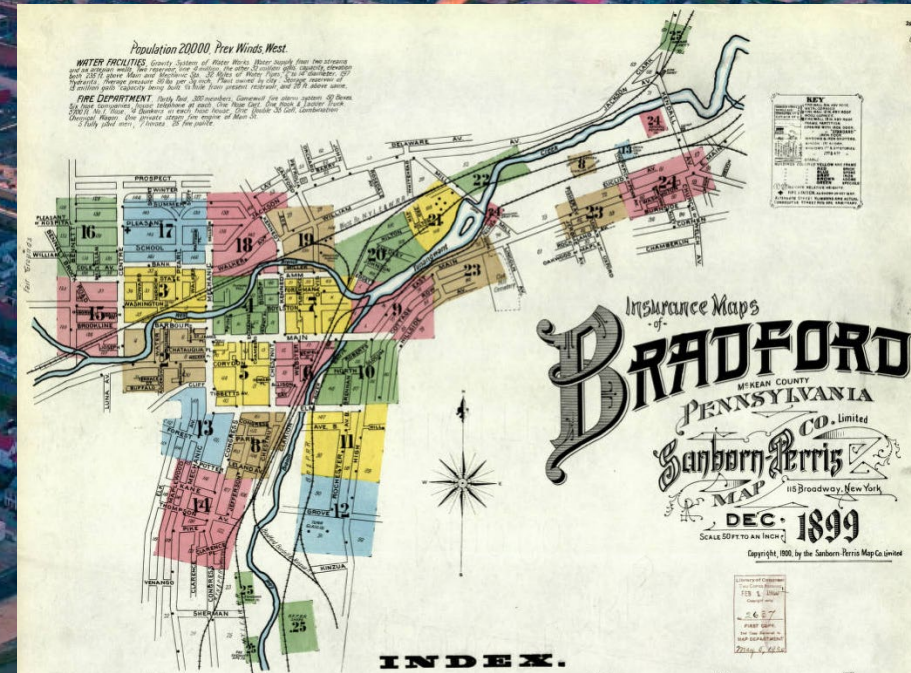


MEDIAN AGE

42.0

Top Employers in McKean County

1. Zippo Manufacturing Co.
2. Federal Government
3. Bradford Regional Medical Center
4. Bradford Area School District
5. American Refining Group Inc
6. University of Pittsburgh
7. Wal-Mart Associates Inc
8. Ardagh Glass Inc
9. McKean County
10. Allegheny Bradford Corporation



About Bennett Williams

Bennett WILLIAMS
COMMERCIAL

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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