

9 Derrick Road | Bradford, PA 16701

Offering Memorandum

Foster Brook PLAZA

±6,000 SF



For Sale



Exclusive Marketing Advisors:



ASHLEE LEHMAN
alehman@bennettwilliams.com

ABE KHAN
akhan@bennettwilliams.com

BLAKE SHAFFER
bshaffer@bennettwilliams.com

BRAD ROHRBAUGH
brohrbaugh@bennettwilliams.com

CHAD STINE
cstine@bennettwilliams.com

INVESTMENT ADVISORS:

ASHLEE LEHMAN

alehman@bennettwilliams.com

ABE KHAN

akhan@bennettwilliams.com

BLAKE SHAFFER

bshaffer@bennettwilliams.com

BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com

CHAD STINE

cstine@bennettwilliams.com

 **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

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MORE INFO

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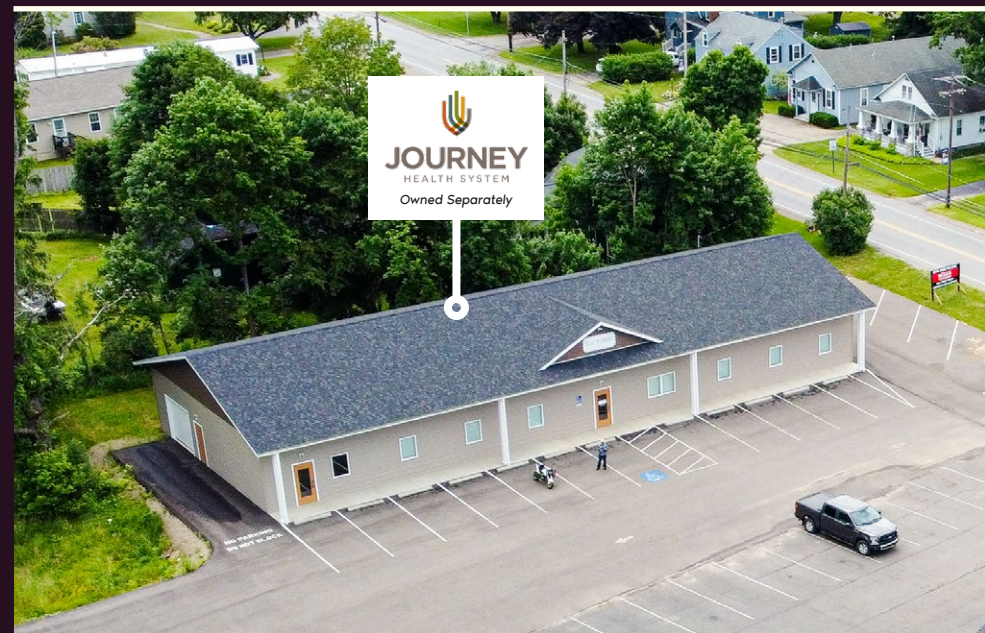
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9 Derrick Road | Bradford, PA 16701




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 site contains multiple spaces, 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



Bradford Mall

- TSC TRACTOR SUPPLY CO
- ANYTIME FITNESS
- ALDI
- BIG LOTS!
- Dunham's SPORTS

DOLLAR GENERAL

- TACO BELL
- goodwill

Shops at Foster Brook

- enterprise
- Edward Jones MAKING SENSE OF INVESTING
- Valor
- holiday hair

Walmart

SHEETZ

BURGER KING

KEYSTONE FIREWORKS

Site

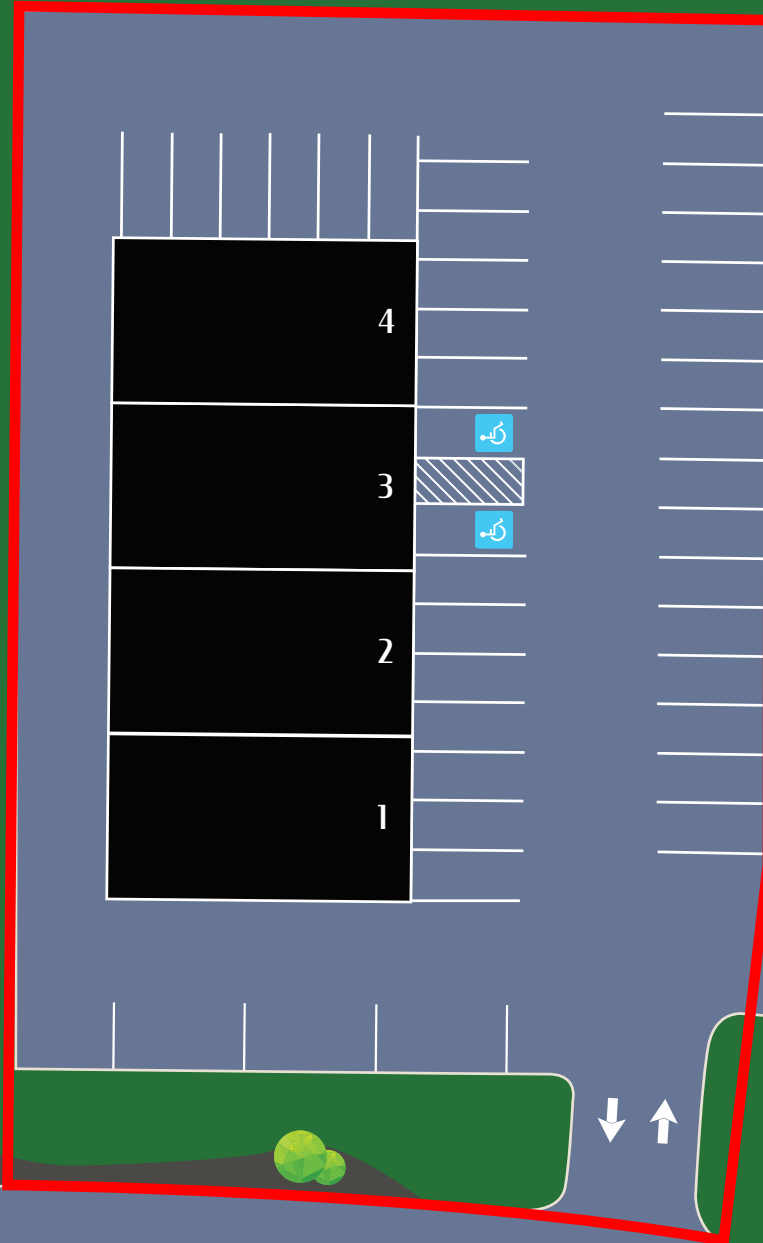
Tim Hortons

TOYOTA

219

Graham Packaging

PROPERTY PLAN



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



DEMOGRAPHIC / TRAFFIC

REGIONAL MAP



SITE

LOCAL MAP



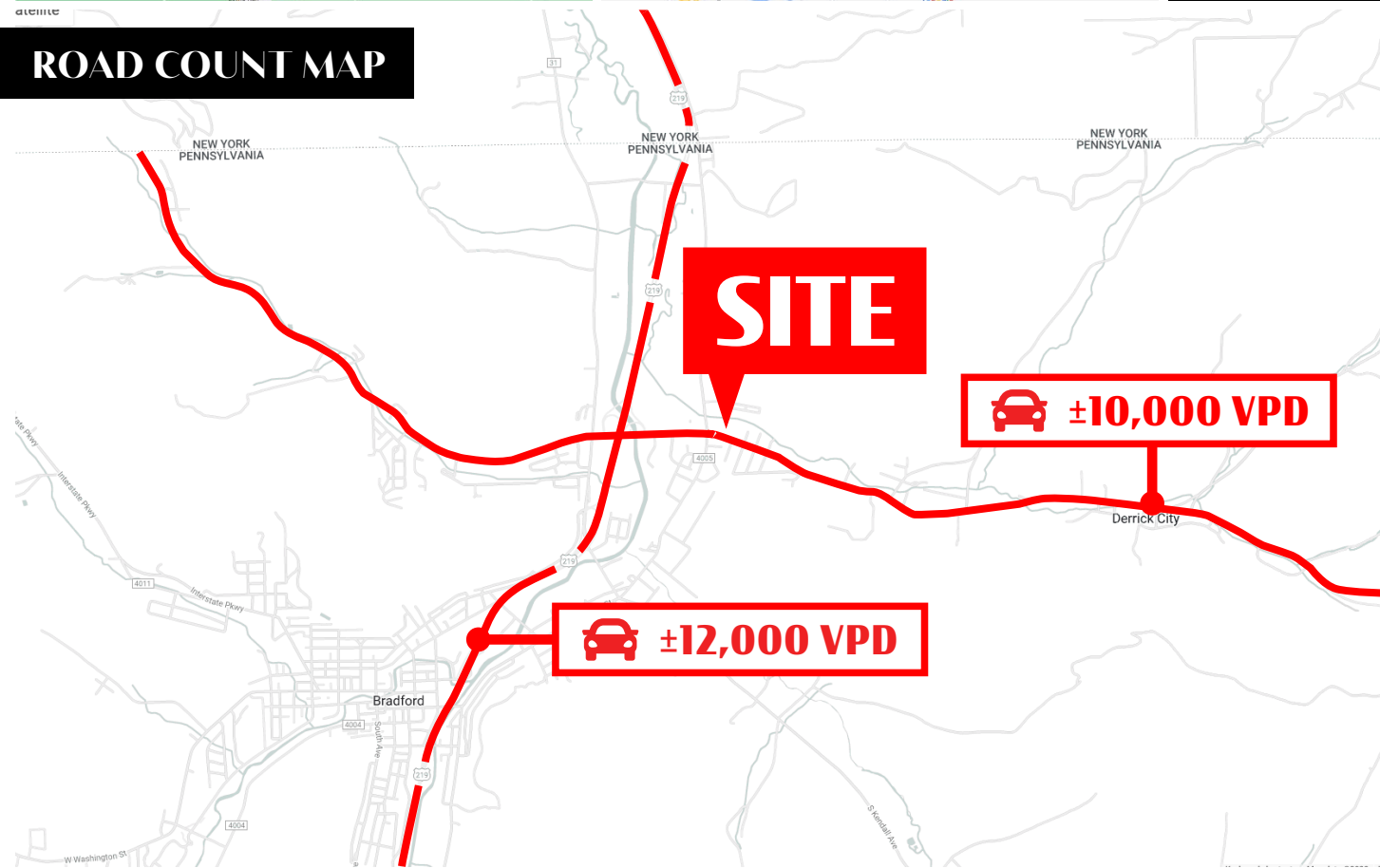
SITE

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



SITE

±10,000 VPD

±12,000 VPD



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



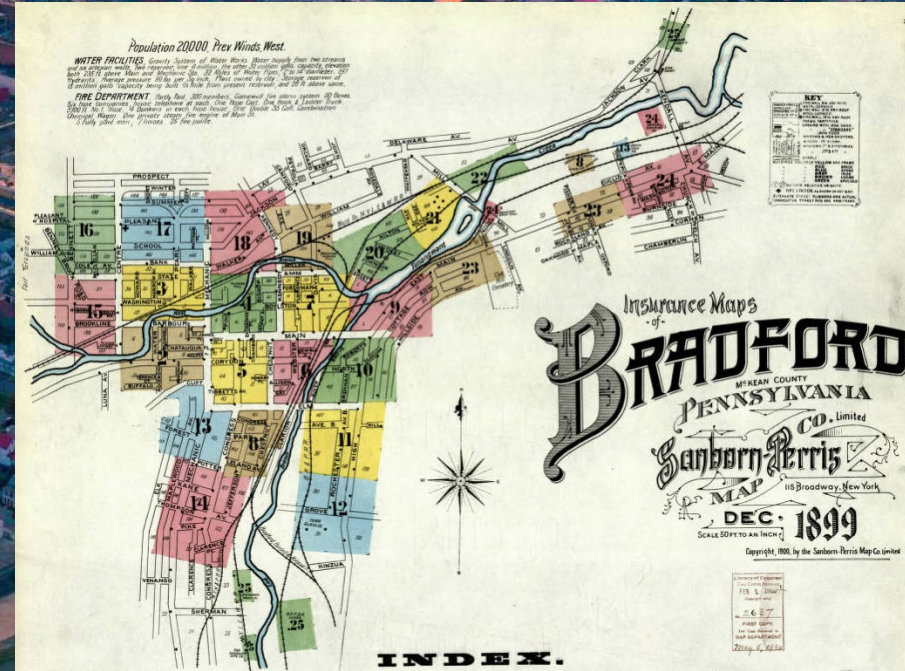
MEDIAN HHI
\$52,862



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



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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150 Farmington Ln. Suite 201
Lancaster, PA 17601

CONTACT US:

717.843.5555
www.bennettwilliams.com

EXTON OFFICE:

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

NEW JERSEY OFFICE:

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr. Suite
310 Williamsport, PA 17701

WEST CHESTER OFFICE:

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