

Bradford Town Center

220 Ennis Lane | Towanda, PA 18848

For Lease



Golden Mile Road - ±15,000 VPD



Property Overview

Available
±2,000 - 94,841 SF



Surrounding Retailers



Bradford Town Center is a regional shopping center located at 220 Ennis Lane (15,000 V.P.D.) in the Northern PA town of Towanda. Anchored by Tops, Rite Aid, and Label Shopper, the tenant lineup also includes other National tenants like Advanced Auto Parts, H&R Block, Anytime Fitness, McDonalds, and AT&T. There is 2,000 to 13,963 square feet available for lease and a +/- 1.95-acre pad site along Route 6. The site benefits from strong visibility and exposure, ample parking, pylon signage, and strong co-tenancy.

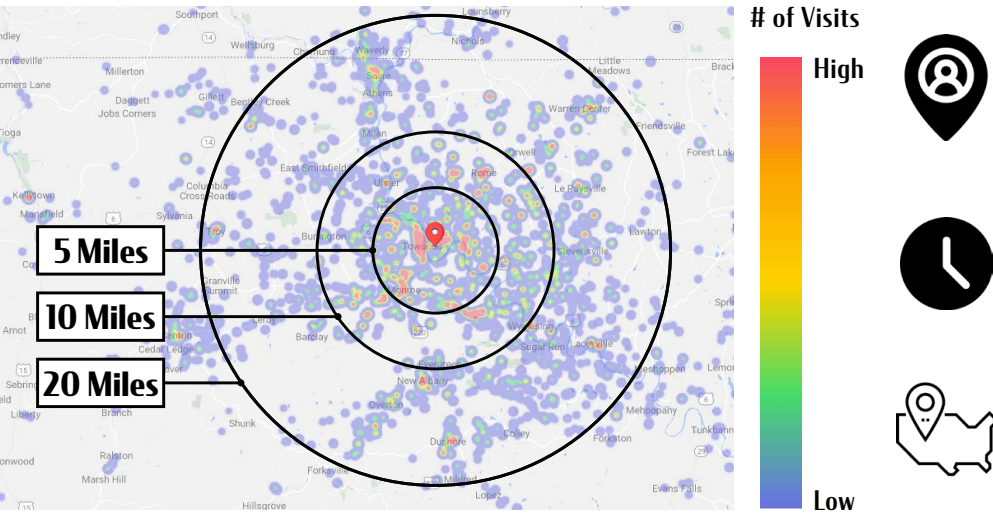
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Location

This opportunity is ideally located along Route 6 (Golden Mile Road) which is the market's main retail corridor and also connects Towanda to Troy, Burlington, and Wysox. Other retailers you will see along this stretch includes Dollar General, a number of car dealerships, ALDI, Sheetz, Wendy's, and a handful of hotels. Due to the nature of Towanda and surrounding towns being classified as rural markets, this center will draw customers from and service at least a 30-minute drive radius. Major employers in the area that will add to the daytime population include Du Pont, Penelec, Global Thungsten & Powders, and Guthrie Towanda Memorial Hospital (94 Beds).



VISITS PER YEAR

1.1 Million



AVG. DWELL TIME

45 Minutes



STATE RANKING

242/314

Trade Area

Adding to the stability of the market are the demographics for a 30-minute drive time. These show 25,853 people within 10,581 households with an average income of \$72,592. Within the same radius, there are +/- 8,500 employees and +/- 1,000 businesses, which in conjunction to the residential population, add to Towanda's exposure.



VISITS PER YEAR

423.7K

STATE RANKING

2/15



VISITS PER YEAR

136.3K

STATE RANKING

2/43



VISITS PER YEAR

81.9K

STATE RANKING

2/205

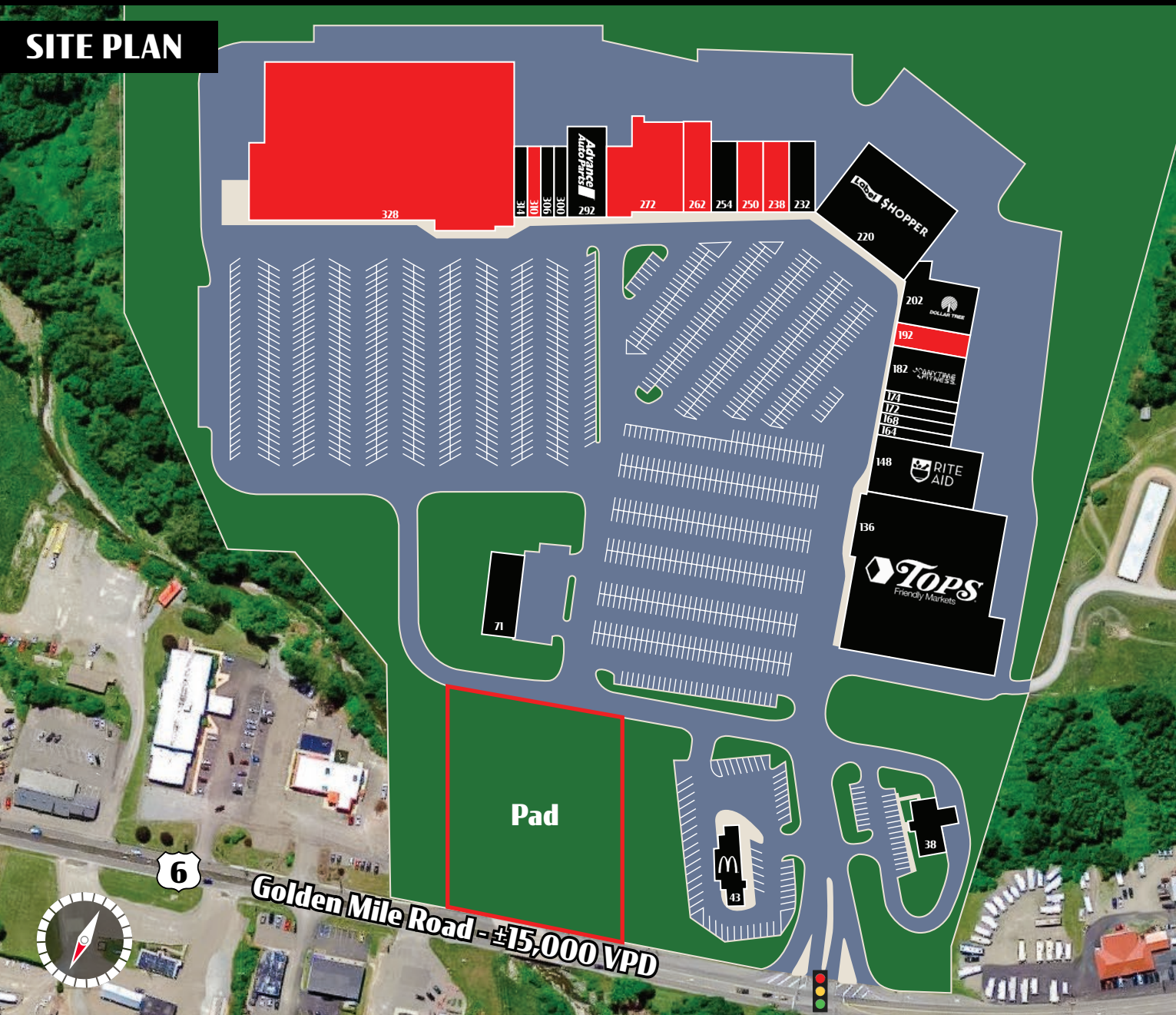
DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
TOTAL POPULATION	8,902	17,133	67,160
TOTAL EMPLOYEES	4,437	5,138	26,602
AVERAGE HHI	\$68,759	\$72,522	\$73,246
TOTAL HOUSEHOLDS	3,750	7,028	27,984
TRAFFIC COUNTS:			
Golden Mile Rd ± 15,000 VPD			

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SITE PLAN



SUITE	TENANT	SF
38	People's State Bank	2,500
43	McDonald's	2,200
71	Kost Tire	3,950
136	Tops Markets	51,658
148	Rite Aid	11,840
164	H&R Block	1,500
168	Nail Salon	1,500
172	Citi Financial	1,500
174	Top Choice Tobacco	1,500
182	Anytime Fitness	7,000
192	AVAILABLE	3,000
202	Dollar Tree	9,090
220	Label Shopper	22,580
232	Vision FCU	4,000
238	AVAILABLE	3,000
250	AVAILABLE	5,000
254	Great Wall Buffet	4,000
262	AVAILABLE	5,090
272	AVAILABLE	13,963
292	Advance Auto Parts	7,800
306	Nana's Country Kitchen	2,000
306	AAA - North Pennsylvania	2,000
310	AVAILABLE	2,000
314	AT&T	2,016
328	AVAILABLE	94,841
PAD	AVAILABLE	±1.96 AC
CENTER TOTAL		265,528



Cale Bruso | Ashlee Lehman | Brad Rohrbaugh | Chad Stine | Adam Hagerman
 For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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For Lease

MARKET AERIAL



Bradford Town Center

Tops
Friendly Markets

Label SHOPPER

DOLLAR TREE

Advance Auto Parts

RITE AID

McDonald's



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.

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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