

Bradford Plaza

700 DOWNINGTOWN PIKE (ROUTE 322) | WEST CHESTER, PA 19382



2.2M visits annually
9.84 visit frequency
28 min avg. duration

*Property Data by Placer.ai



Available Spaces

4,300 SF Proposed Pad Site with approved drive-thru

1,300 SF; 2,641 SF; 3,721 SF

4,171 SF can combine up to 7,892 SF

2,313 SF (2nd floor)

Property Highlights

- Dominant, 161,719-square-foot community center in Chester County, PA with 2.2M annual visits.*
- Anchored by Giant Food Stores, a market leader.
- Prime location on heavily trafficked Route 322 - Downingtown Pike.
- Proximity to downtown West Chester, West Chester University (17,558 students), and QVC World Headquarters.
- Recent leasing: State Farm Insurance, Village Optical, Bert's Homemade Ice Cream, NovaCare Rehabilitation.
- Named one of "America's Best Places To Live" by Money Magazine.
- Average visitor income of \$200K.*

Retailers



Average Daily Traffic

10,359 Rt. 322- Downingtown Pike

Demographics

5-mile radius



110,747
POPULATION



41,884
HOUSEHOLDS



\$174,607
AVERAGE HH INCOME



81,229
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

		SF
1	Giant Foods	70,379
8	Dollar Tree	7,800
9	Petco	11,665
21	Walgreens	14,820
2	PA Wine & Spirits Store	7,745
3	AT&T	1,890
4	Available	1,300
5	NovaCare Rehabilitation	1,649
6	Wasabi Sushi	1,557
7A	Available	4,171
7B	Available	3,721
10/11	Orangetheory Fitness	4,051
12	Brothers Pizza & Pasta	2,200
13	Avante Salon & Spa	4,775
14	State Farm Insurance	1,577
15	Available	2,641
16	Bert's Homemade Ice Cream & Italian Ice	1,318
17	BEBE Nails	1,318
18	ATA Martial Arts	3,220
19	Dental	3,150
20	Village Optical	2,311
20A	Available (second floor)	2,313
22	Giant Fuel	3,100
23	Restaurante Morelos	3,053
24	Proposed Pad Site with approved drive-thru	4,300

can be combined

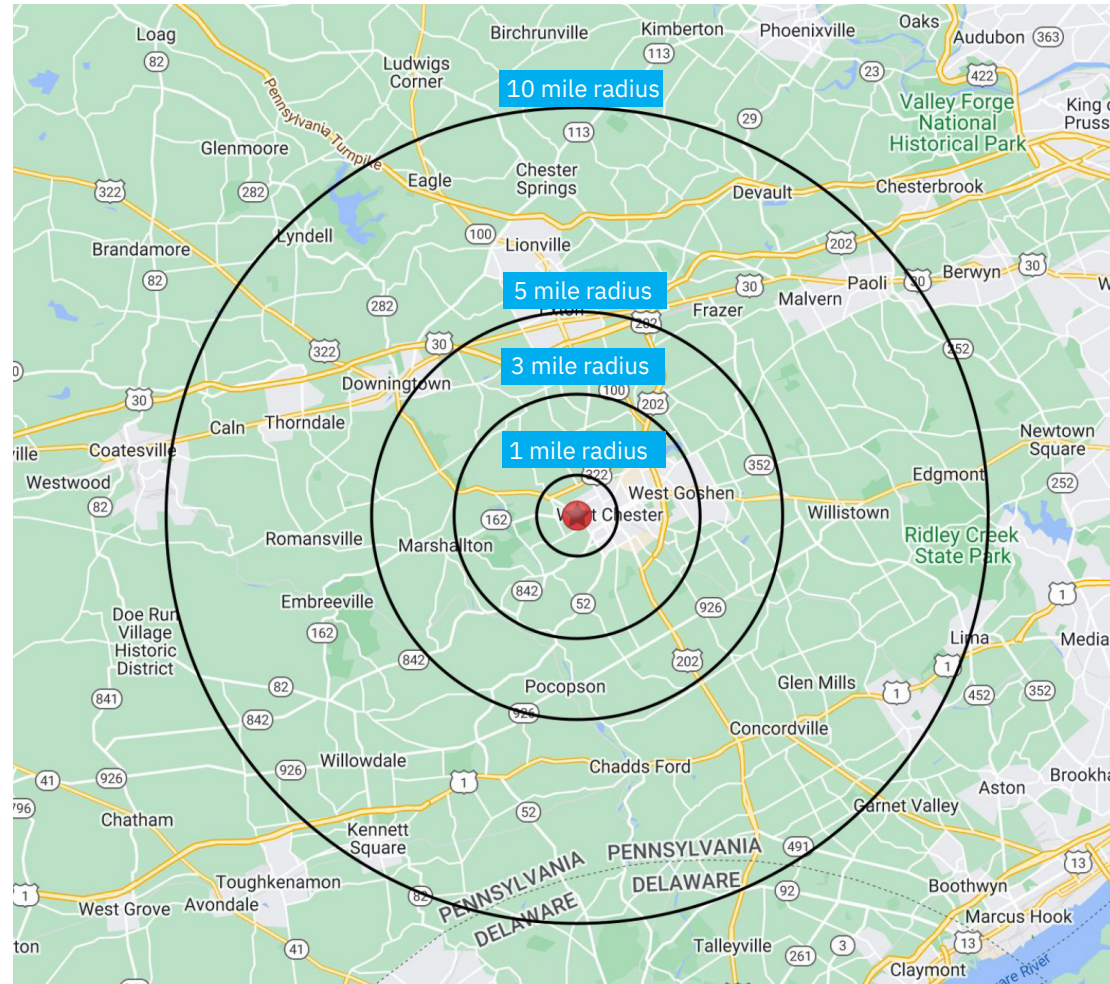
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	12,374	53,758	110,747
Households	5,394	18,995	41,884
Average Household Income	\$149,019	\$167,051	\$174,607
Projected Average Household Income (2028)	\$175,286	\$181,563	\$183,409
Median Household Income	\$106,120	\$122,593	\$136,920
Total Businesses	898	2,683	5,240
Total Employees	7,787	28,744	59,509
Daytime Population	10,025	38,785	81,229
Total Annual Household Expenditure	\$511.11 M	\$1.98 B	\$4.48 B
HH Income \$200K or more	1,138	5,061	12,146
College Degree + (Bachelor Degree or Higher)	5,185	20,998	48,105

Source: sitesusa.com



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CLOSE-UP AERIAL



4,300 SF
Proposed
Padsite
w/drive-thru

STRASBURG ROAD (ROUTE 162)

2,641 SF

Orangetheory
FITNESS

petco

DOLLAR TREE

3,721 SF
4,171 SF can combine

1,300 SF

AT&T

GIANT
Food Stores
Annual Visits
1.5M

DOWNINGTOWN PIKE (ROUTE 322) -10,359 vpd

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MARKET AERIAL



QVC World Headquarters

West Goshen Shopping Center
1.5M annual visits*

ACME, RITE AID, PET SUPPLIES PLUS, SALON SUITES, RITE AID ESSENTIALS, RITE AID ES PORTA, WELLS FARGO, GNC LIVE WELL, tropical CAFE, Staples

West Goshen Town Centre
1.3M annual visits*

Slurpee, Panera, GameStop, QDOBA MEXICAN EATS, Applebees, at&t

West Chester Pike
53,786 VPD

DUNKIN' DONUTS, Starbucks, VERIZON

322

B. Reed Henderson High School North

CVS pharmacy Wawa

14,340 VPD

DOWNINGTOWN PIKE

DOWNTOWN WEST CHESTER

WCU WEST CHESTER UNIVERSITY

CVS pharmacy, DUNKIN'

10,359 VPD

ACE Hardware

Bradford Plaza
2.2M annual visits* highest in market

GIANT, Walgreens

Orangetheory FITNESS, NovaCare REHABILITATION, DOLLAR TREE

VILLAGE OPTICAL, petco, State Farm

*Property Data by Placer.ai

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