

Bradford Plaza

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



2.2M visits annually
9.38 visit frequency
26 min avg. duration

*Property Data by Placer.ai



Available Spaces

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

2,641 SF; [3,721 & 4,171 SF can combine]

2,313 SF (2nd floor) Ideal for office, medical, personal & beauty services, wellness

Property Highlights

- Premier 161,719-SF Community Center in Chester County, PA, attracting 2.2M annual visits.*
- Anchored by Giant Food Stores, a dominant market leader.
- High-visibility location on heavily trafficked Route 322 – Downingtown Pike.
- Strategically positioned near downtown West Chester, West Chester University (17,558 students), and QVC World Headquarters.
- Recent Leasing Success: State Farm Insurance, Village Optical, Bert's Homemade Ice Cream, and NovaCare Rehabilitation.
- Located in one of "America's Best Places to Live" (Money Magazine).
- Average visitor income of \$200K.*
- Strategic Workforce Access: Within a 30-mile radius, West Chester benefits from a labor force of 1.89 million individuals, supporting more than 3,500 businesses.

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	Lease Pending	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

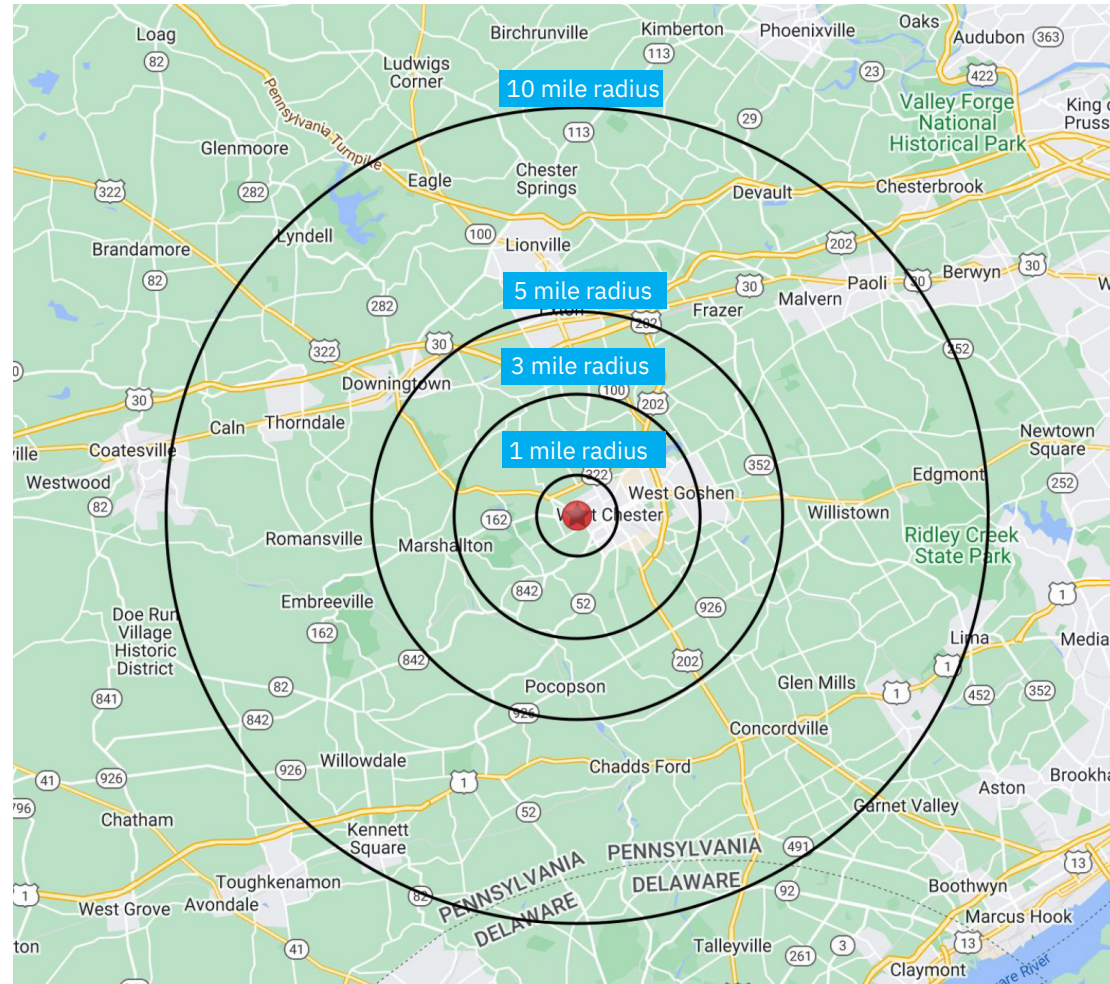
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DEMOGRAPHICS

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



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MARKET AERIAL



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CONTACT EXCLUSIVE AGENT

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