

# Bradford Plaza

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

LEVIN  
MANAGEMENT



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**

[3,721 & 4,171 SF can combine]

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

## Property Highlights

- **Premier 161,719-SF Community Center** in Chester County, PA, attracting **2.2 million annual visits.\***
- **Anchored by Giant Food Stores**, a dominant market leader.
- **Excellent visibility** on heavily trafficked **Route 322 – Downingtown Pike**.
- Strategically located near **Downtown West Chester, West Chester University** (17,558 students), and QVC World Headquarters.
- **New Residential Development** directly behind the center brings increased daily traffic and strengthens built-in customer base.
- **Recent Leasing Success:** State Farm Insurance, Village Optical, and NovaCare Rehabilitation.
- Situated in one of “**America’s Best Places to Live**” (Money Magazine).
- **Visitors boast an average income of \$200K.\***
- **Strategic Workforce Access:** Within 30 miles, West Chester draws from a labor force of 1.89 million, supporting over 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	Monkey Fish Toys	2,641
16	Lease Pending	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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## PHOTO GALLERY



**NEW RETAILERS  
ADDED, MORE COMING!**

State Farm Insurance,  
Village Optical, and NovaCare  
Rehabilitation.





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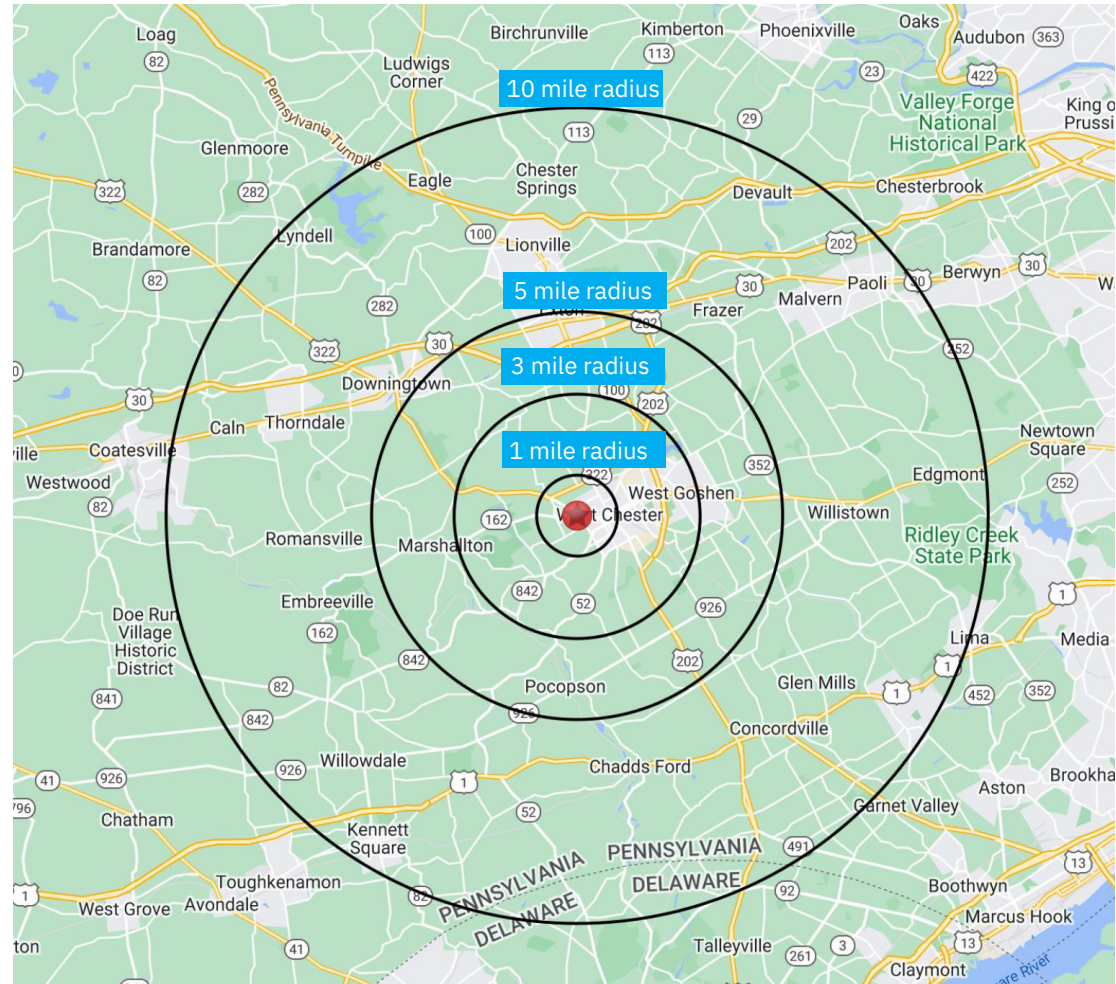
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## DEMOGRAPHICS

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



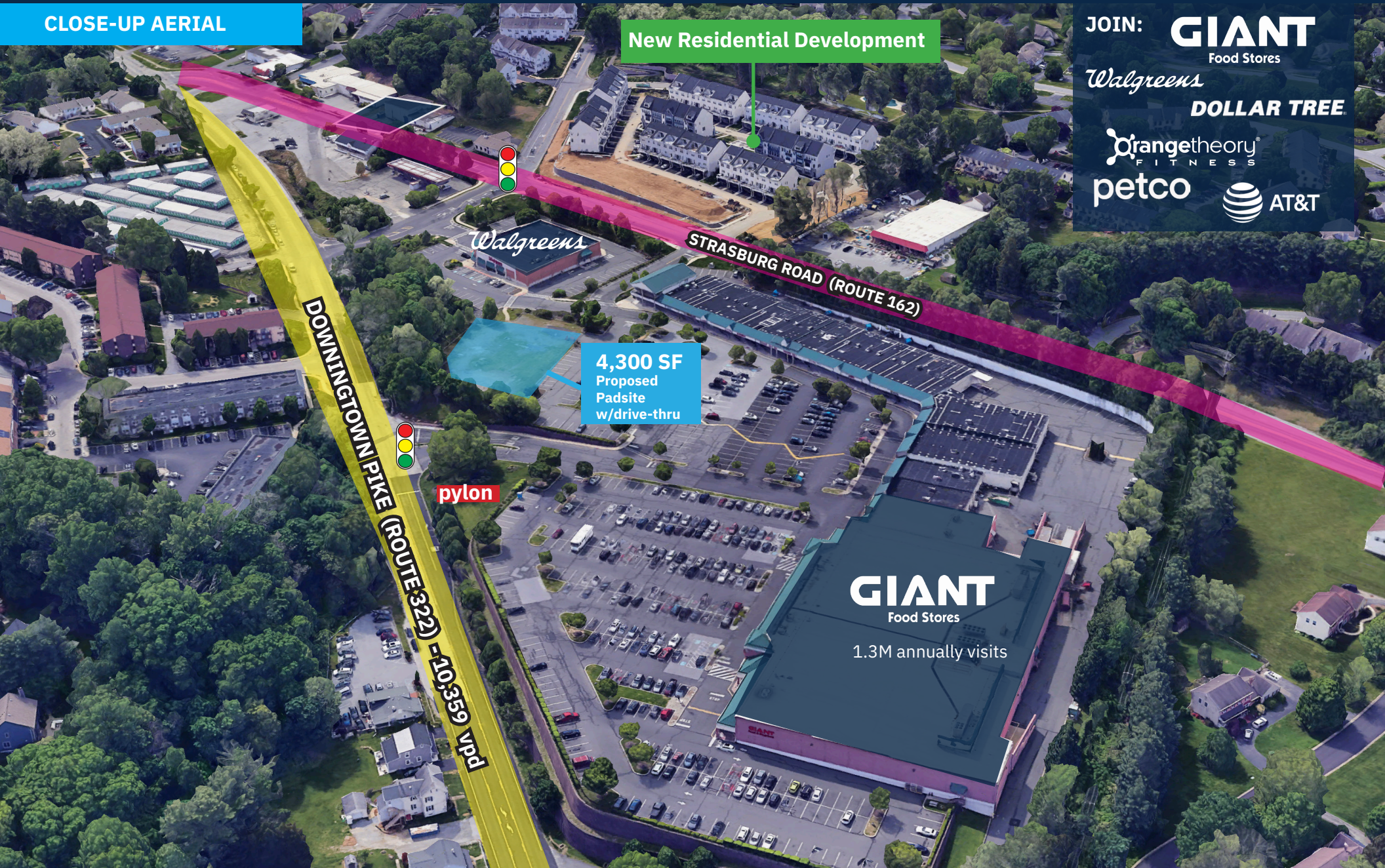


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## CLOSE-UP AERIAL



JOIN: **GIANT**  
Food Stores  
*Walgreens*  
**DOLLAR TREE**  
*Orangetheory*  
FITNESS  
**petco** **AT&T**



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## MARKET AERIAL





## CONTACT EXCLUSIVE AGENT

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