

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]; 1,300 SF

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 **2.2 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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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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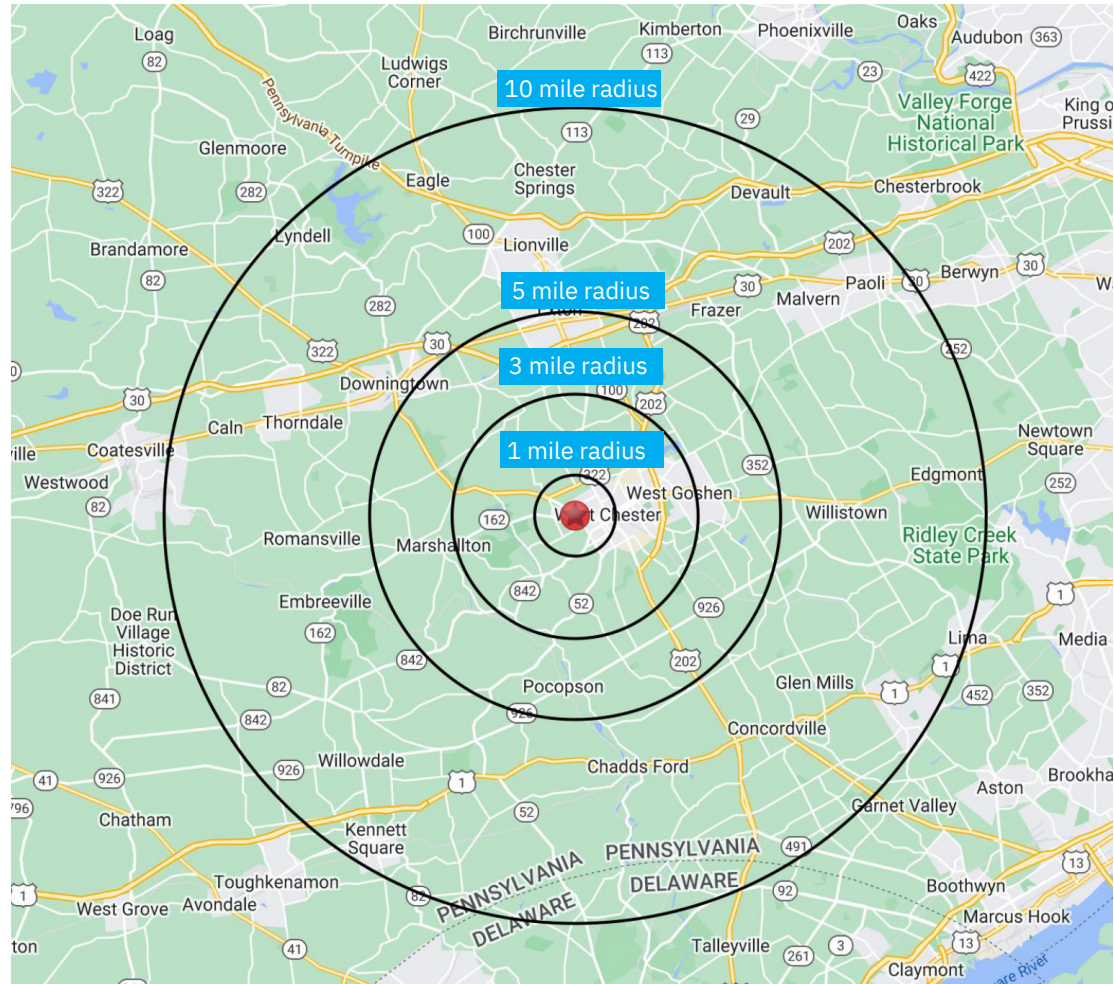
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DEMOGRAPHICS

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

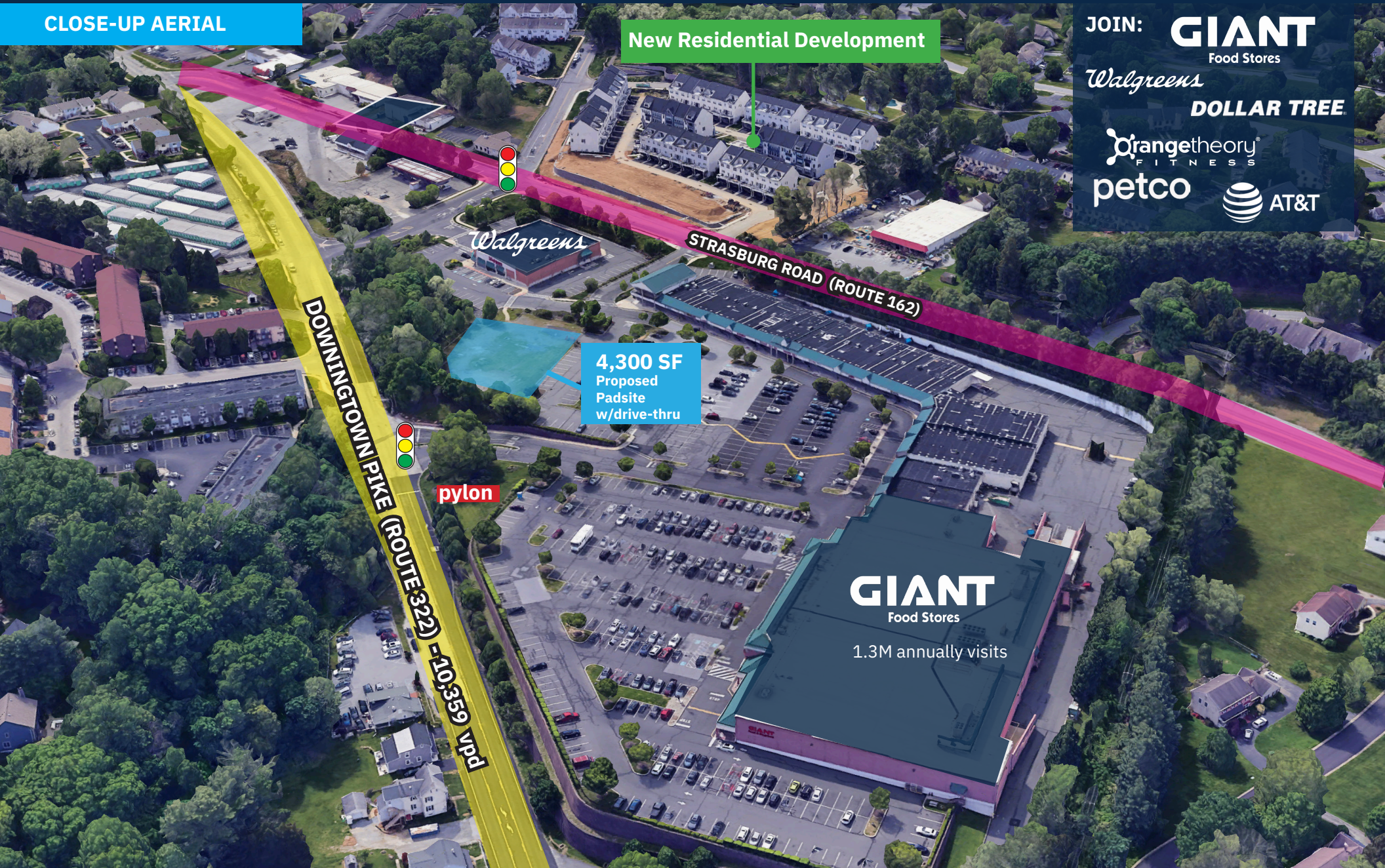


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CLOSE-UP AERIAL



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

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CONTACT EXCLUSIVE AGENT

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