

Bradford Plaza

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

LEVIN
MANAGEMENT



2.2M visits annually
9.43 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:** Cookie Plug, State Farm Insurance, Village Optical, and NovaCare Rehabilitation.
- **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

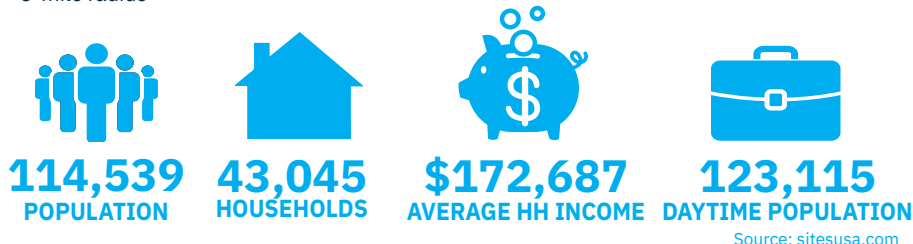


Average Daily Traffic

10,359 Rt. 322- Downingtown Pike

Demographics

5-mile radius



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Map Legend:

- LEASE PENDING
- LEASED
- AVAILABLE

Map Details:

- Buildings:** Giant Food Stores (1), Dollar Tree (8), Petco (9), Walgreens (21), Fuel 22.
- Lots:** 2, 3, 4, 5, 6, 7A, 7B, 8, 9, 10/11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 20A, 21, 22, 23.
- Lot 24:** Proposed Pad Site.
- Dimensions:** 4,171 SF (lots 7A/7B), 3,721 SF (lots 7A/7B can combine), 2,313 SF 2nd floor (lot 20A).
- Streets:** Strsburg Road (Route 162), Downingtown Pike (Route 322).
- Traffic Lights:** Located at the intersection of Strsburg Road and Downingtown Pike.

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	Monkey Fish Toys	2,641
16	Cookie Plug Coming Soon!	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, Cookie Plug
and NovaCare Rehabilitation.



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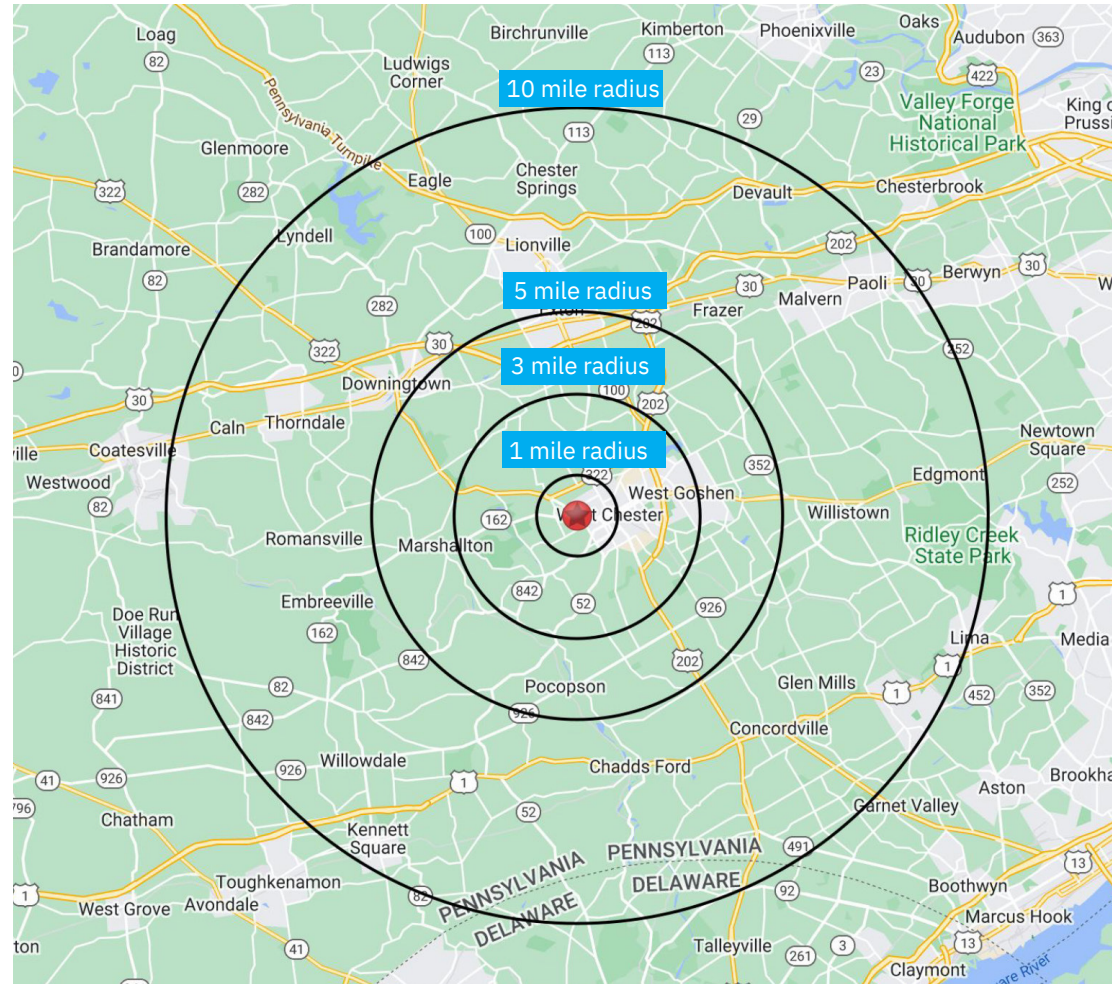
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DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	12,965	55,689	114,539
Households	5,886	19,797	43,045
Average Household Income	\$143,340	\$160,225	\$172,687
Projected Average Household Income (2030)	\$141,389	\$158,009	\$169,377
Median Household Income	\$97,465	\$115,818	\$130,222
Total Businesses	949	2,281	5,458
Total Employees	8,032	29,780	60,435
Daytime Population	15,008	60,215	123,115
Total Annual Household Expenditure	\$511.11 M	\$1.98 B	\$4.48 B
HH Income \$200K or more	1,137	4,752	11,615
College Degree + (Bachelor Degree or Higher)	5,868	21,779	49,242

Source: sitesusa.com



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New Residential Development

JOIN: **GIANT**
Food Stores

Walgreens

DOLLAR TREE

Orangetheory[®]
FITNESS

petco

 **AT&T**

4,300 SF
Proposed
Padsite
w/drive-thru

pylon

GIANT
Food Stores

1.3M annually visits

DOWNINGTOWN PIKE (ROUTE 322) -10,667 vpd

pylon

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MARKET AERIAL



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