

Bradford Plaza

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



2 M visits annually
7.9 visit frequency
44 min avg. duration

*Property Data by Placer.ai



Available Spaces

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

1,300 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 located in the heart of Chester County, PA - with 2M annual visits.*
- Anchored by market-leading Giant Food
- Highly visible on heavily trafficked Route 322 - Downington Pike
- Close to downtown West Chester, the “County Seat” of Chester County, West Chester University (17,558 students), and QVC World Headquarters
- Recent leasing activity includes: State Farm Insurance, Village Optical, Bert’s Homemade Ice Cream & NovaCare Rehabilitation
- Township named one of “America’s Best Places To Live” by Money Magazine
- Typical visitor income of \$200K*

Retailers



Average Daily Traffic

10,359 Rt. 322- Downington Pike

Demographics

5-mile radius



108,066
POPULATION



40,179
HOUSEHOLDS



\$147,795
AVERAGE HH INCOME



71,595
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	Monkey Fish Toys	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

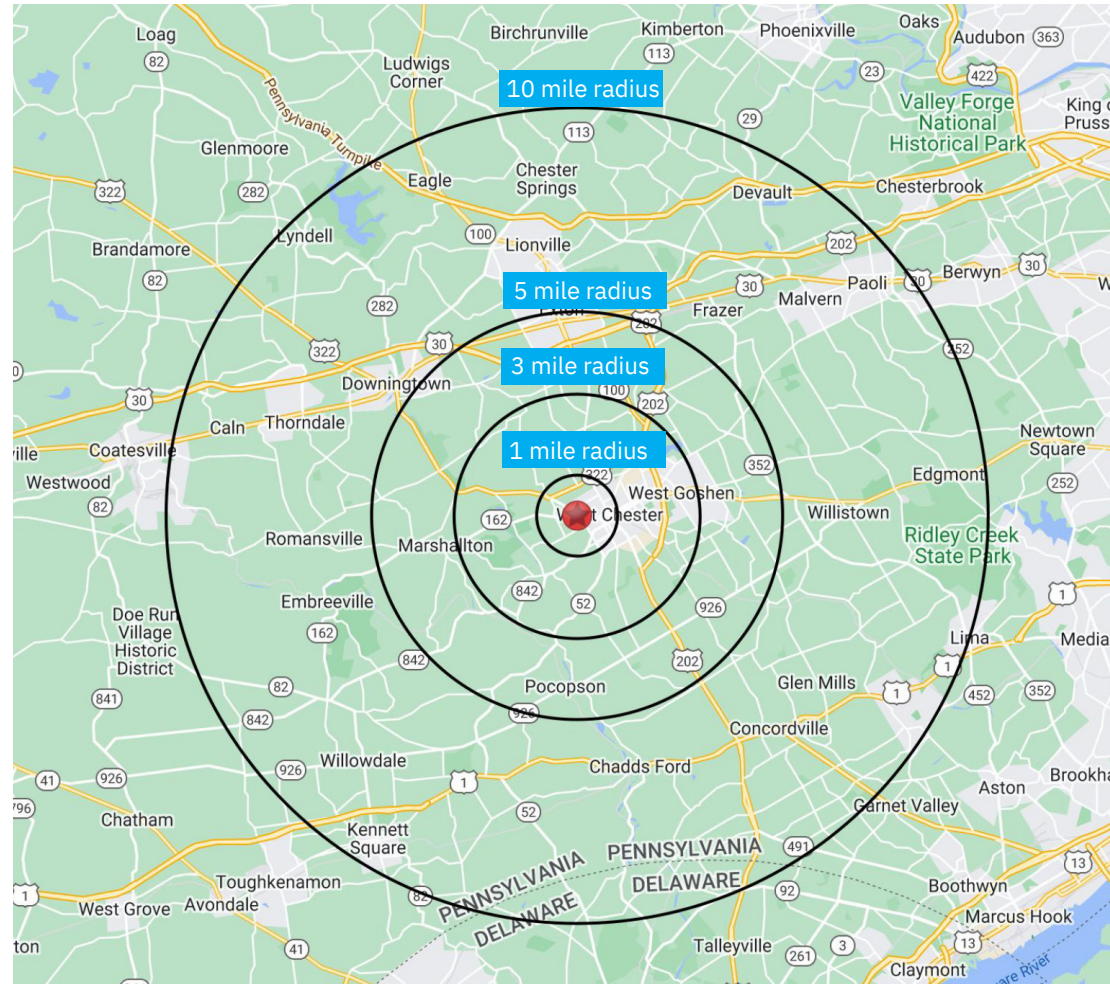
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DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	11,864	52,027	108,066
Households	5,357	18,564	40,179
Average Household Income	\$126,550	\$140,734	\$147,795
Projected Average Household Income (2028)	\$162,478	\$173,213	\$191,562
Median Household Income	\$74,666	\$96,147	\$108,825
Total Businesses	963	2,821	5,464
Total Employees	9,548	35,387	69,266
Daytime Population	9,950	36,716	71,595
Total Annual Household Expenditure	\$446.42 M	\$1.68 B	\$3.77 B
HH Income \$200K or more	721	3,495	8,442
College Degree + (Bachelor Degree or Higher)	4,528	19,145	43,848

Source: sitesusa.com



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CLOSE-UP AERIAL



4,300 SF
Proposed
Padsite
w/drive-thru

STRASBURG ROAD (ROUTE 162)

Walgreens

Orangetheory
FITNESS

petco

DOLLAR TREE

3,721 SF
4,171 SF can combine
1,300 SF

AT&T

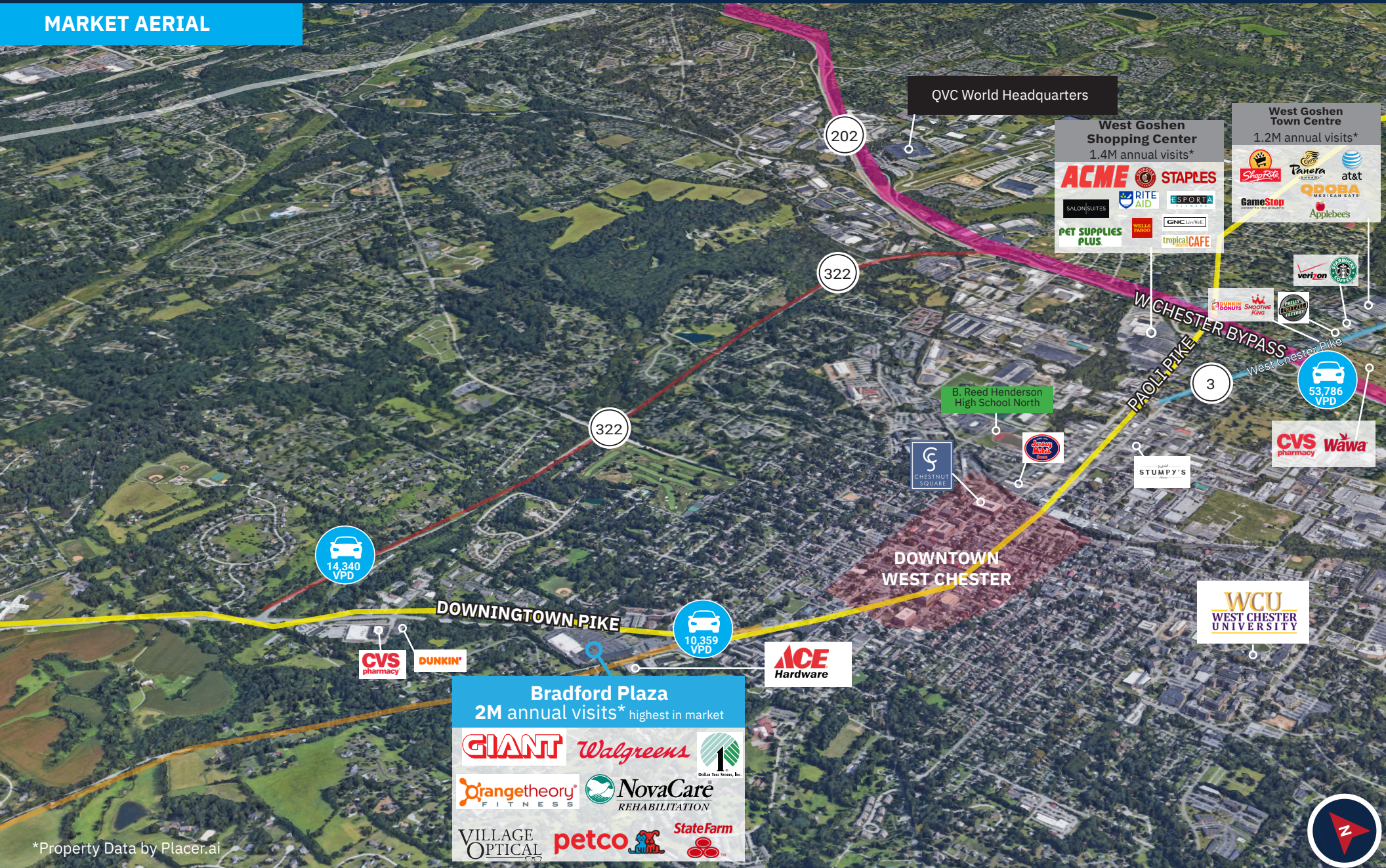
GIANT
Food Stores
Annual Visits
1.4 M

DOWNINGTON PIKE (ROUTE 322) = 10,359 vpd

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MARKET AERIAL



QVC World Headquarters

West Goshen Shopping Center
1.4M annual visits*

ACME, RITE AID, ESPORTA, SALON SUITES, PET SUPPLIES PLUS, WRELLER BRANDS, STAPLES, GNC Live Well, tropical CAFE

West Goshen Town Centre
1.2M annual visits*

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

B. Reed Henderson High School North

DOWNTOWN WEST CHESTER

WCU WEST CHESTER UNIVERSITY

Bradford Plaza
2M annual visits* highest in market

GIANT, Walgreens, Orangetheory FITNESS, NovaCare REHABILITATION, Village Optical, petco, State Farm

14,340 VPD

10,359 VPD

53,786 VPD

*Property Data by Placer.ai

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