



700 Downingtown Pike (Route 322)  
West Chester, PA 19382

# BRADFORD *Plaza*

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

\*Property Data by Placer.ai



3,721 SF UP TO 7,892 SF | PROPOSED PAD SITE: ±2,300 SF WITH DRIVE-THRU OR ±4,000 SF WITHOUT DRIVE-THRU



# BRADFORD

Plaza

## AVAILABLE SPACES

Proposed pad site: ±2,300 SF with drive-thru or ±4,000 SF without 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, attracting 2.2M annual visits (Placer.ai).
- 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 increases daily traffic and strengthens the built-in customer base.
- Strategic workforce access: within 30 miles, West Chester draws from a labor force of 1.89 million, supporting 3,500+ businesses.
- High-income customer profile: visitors average \$200K income (Placer.ai).
- Strong national tenancy including Walgreens, Petco, Dollar Tree, Orangetheory Fitness, AT&T, and Fine Wine & Good Spirits.

## AVERAGE DAILY TRAFFIC

10,359 ADT | Rt. 322 - Downingtown Pike

## CONTACT

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Exclusive Leasing by Levin Management Corp.

## 5 MILE DEMOGRAPHICS

  
**114,236**  
POPULATION

  
**42,698**  
HOUSEHOLDS

  
**\$173,839**  
AVERAGE HH  
INCOME

  
**95,561**  
DAYTIME  
POPULATION

LEVIN  
MANAGEMENT



# BRADFORD

# BRADFORD Plaza

# SITE PLAN

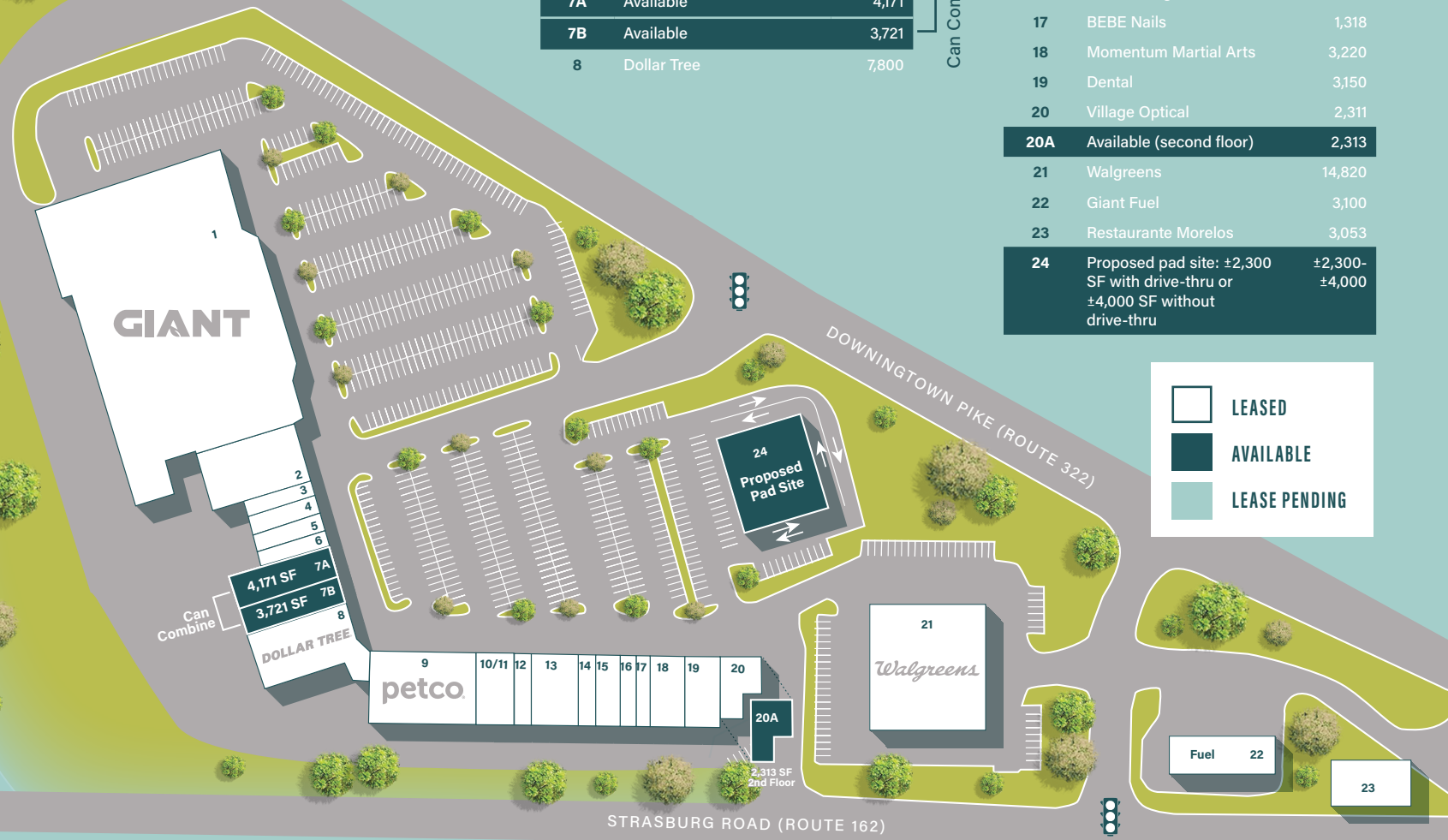
## TENANT ROSTER

		SF
1	Giant Foods	70,379
2	PA Wine & Spirits Store	7,745
3	AT&T	1,890
4	Best Worscht in Town	1,300
5	NovaCare Rehabilitation	1,649
6	Wasabi Sushi	1,557
7A	Available	4,171
7B	Available	3,721
8	Dollar Tree	7,800

Can Combine

## TENANT ROSTER

		SF
9	Petco	11,665
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	1,318
17	BEBE Nails	1,318
18	Momentum Martial Arts	3,220
19	Dental	3,150
20	Village Optical	2,311
20A	Available (second floor)	2,313
21	Walgreens	14,820
22	Giant Fuel	3,100
23	Restaurante Morelos	3,053
24	Proposed pad site: ±2,300-SF with drive-thru or ±4,000 SF without drive-thru	±2,300-SF with drive-thru or ±4,000 SF without drive-thru



LEASED

AVAILABLE

LEASE PENDING

STRASBURG ROAD (ROUTE 162)

DOWNINGTOWN PIKE (ROUTE 322)

2,313 SF  
2nd Floor

# BRADFORD *Plaza*

BRADFORD



## NEW RETAILERS ADDED, MORE COMING!

State Farm Insurance,  
Village Optical, Cookie Plug and NovaCare Rehabilitation

# BRADFORD *Plaza*



2010-2020 CENSUS, 2025 ESTIMATES	1 mile radius	3 mile radius	5 mile radius
Population	12,936	55,572	114,236
Households	5,846	19,655	42,698
Average Household Income	\$144,467	\$161,322	\$173,839
Projected Average Household Income (2030)	\$144,520	\$161,326	\$172,958
Median Household Income	\$98,766	\$116,801	\$131,201
Total Businesses	949	2,281	5,458
Total Employees	8,032	29,780	60,435
Daytime Population	11,092	46,792	95,561
Total Annual Household Expenditure	\$667.59M	\$2.46B	\$5.65B
HH Income \$200K or more	1,138	4,744	11,559
College Degree + (Bachelor Degree or Higher)	5,804	21,600	48,901

# BRADFORD

*Alabama*

NEW RESIDENTIAL DEVELOPMENT

Walgreens

STRASBURG ROAD (ROUTE 162)

Proposed pad site: ±2,300 SF with drive-thru or ±4,000 SF without drive-thru

Pylon

DOWNTOWN PIKE (ROUTE 322) 10,667 VPD

**GIANT**  
Food Stores

1.3M ANNUAL VISITS  
PLACERAI

JOIN:

**GIANT**  
Food Stores

*Walgreens*

**DOLLAR TREE**

**Orangetheory**  
FITNESS

**AT&T**

**petco**

# BRADFORD *Plaza*

**PROPOSED PAD SITE:  
±2,300 SF WITH DRIVE-  
THRU OR ±4,000 SF  
WITHOUT DRIVE-THRU**

Ideal For Bank/Restaurant/Medical Use



# BRADFORD Plaza

## DOWNTOWN WEST CHESTER FEATURES 300 BUSINESSES

including 65+ restaurants, eateries, bars, and cafés, reinforcing consistent consumer draw and repeat visits

14,340 VPD

10,667 VPD

QVC World Headquarters

WEST GOSHEN SHOPPING CENTER  
1.5M annual visits\*

ACME, Staples, SALON SUITES, LAIFITNESS, GNC LIVE WELL, PET SUPPLIES PLUS, VEGGIA PARKS, tropical CAFE

WEST GOSHEN TOWN CENTRE  
1.3M annual visits\*

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

B. REED HENDERSON HIGH SCHOOL NORTH

CHESTNUT SQUARE

STUMPY'S

CVS pharmacy Wawa

DOWNTOWN WEST CHESTER  
300 businesses, including over 65 restaurants, eateries, bars, and cafés.

WCU WEST CHESTER UNIVERSITY

BRADFORD Plaza  
2.2M annual visits\* highest in market

GIANT Walgreens, Orangetheory FITNESS, NovaCare REHABILITATION, DOLLAR TREE, VILLAGE OPTICAL, petco, State Farm

\*Property Data by Placer.ai



# BRADFORD *Plaza*

CHESTER COUNTY FAST FACTS

  
**\$127,208**

MEDIAN HOUSEHOLD  
INCOME

  
**57.1%**

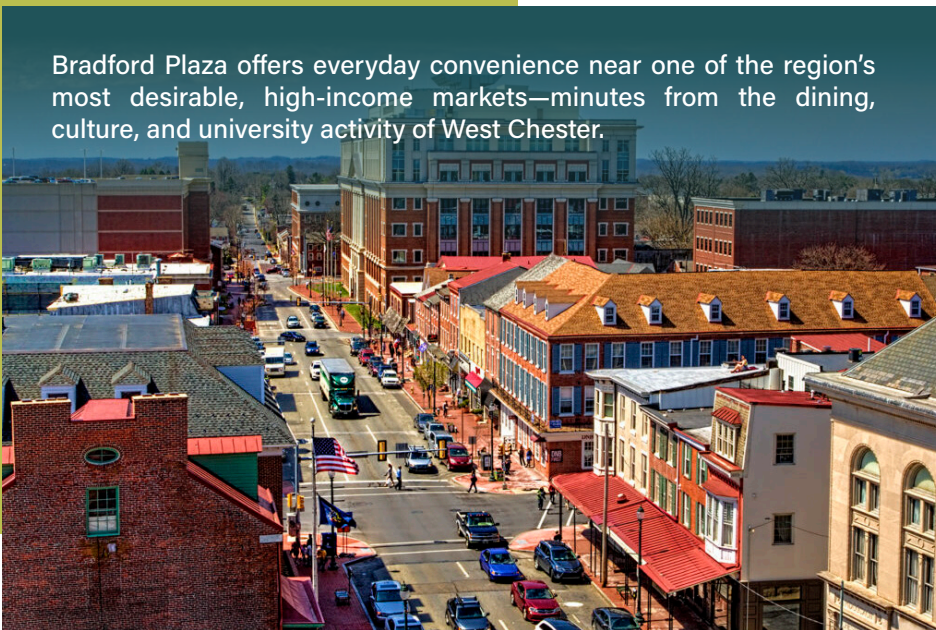
BACHELOR'S DEGREE  
OR HIGHER

  
**560,740**

POPULATION  
ESTIMATE (2024)

(ACS 2020-2024)

Bradford Plaza offers everyday convenience near one of the region's most desirable, high-income markets—minutes from the dining, culture, and university activity of West Chester.



## THE WEST CHESTER ADVANTAGE

### DOWNTOWN DRAW

Downtown West Chester is an established destination district supported by the West Chester Business Improvement District (BID), created to increase customer traffic, strengthen business retention/recruitment, and advocate for the downtown's interests.

*"Downtown West Chester is a true regional draw—anchored by dining, shopping, and year-round programming that helps sustain strong visitation."*

### UNIVERSITY-DRIVEN ACTIVITY

West Chester University contributes daily foot traffic and a steady customer base, with total enrollment including 14,449 undergraduate and 2,722 graduate students

*"University energy supports consistent weekday and weekend activity—benefitting convenience and service-oriented retail."*

### LIFESTYLE + DESTINATION PROXIMITY

Longwood Gardens is a major year-round attraction in nearby Kennett Square, known for seasonal displays, conservatories, and fountains.





# BRADFORD

*Plaza*

CONTACT EXCLUSIVE AGENT

**FRED YOUNKIN**

LEASING REPRESENTATIVE

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[levinmgt.com](http://levinmgt.com) | 70 YEARS

**LEVIN**  
MANAGEMENT

**Our History is Strong.**  
**Our Vision, Stronger.**

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