

# AVAILABLE OUTLOT WITH DRIVE-THRU OPPORTUNITY

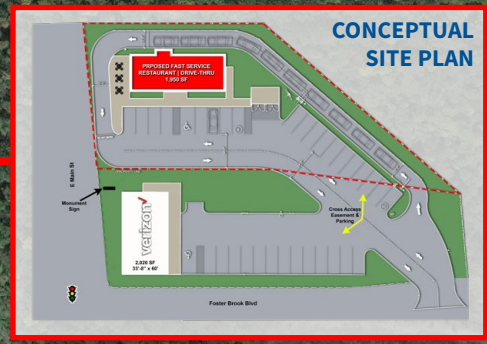
FOR LEASE | SALE | BTS

5 Foster Brook Blvd., Bradford, PA 16701



**SITE**

Now Open  
verizon



LEISURE TIME  
SHOE DEPT. ENCORE  
GameStop

ZOOMTAN  
enterprise  
Edward Jones INVESTMENTS  
cricket

Bolivar Dr 11,994 VPD



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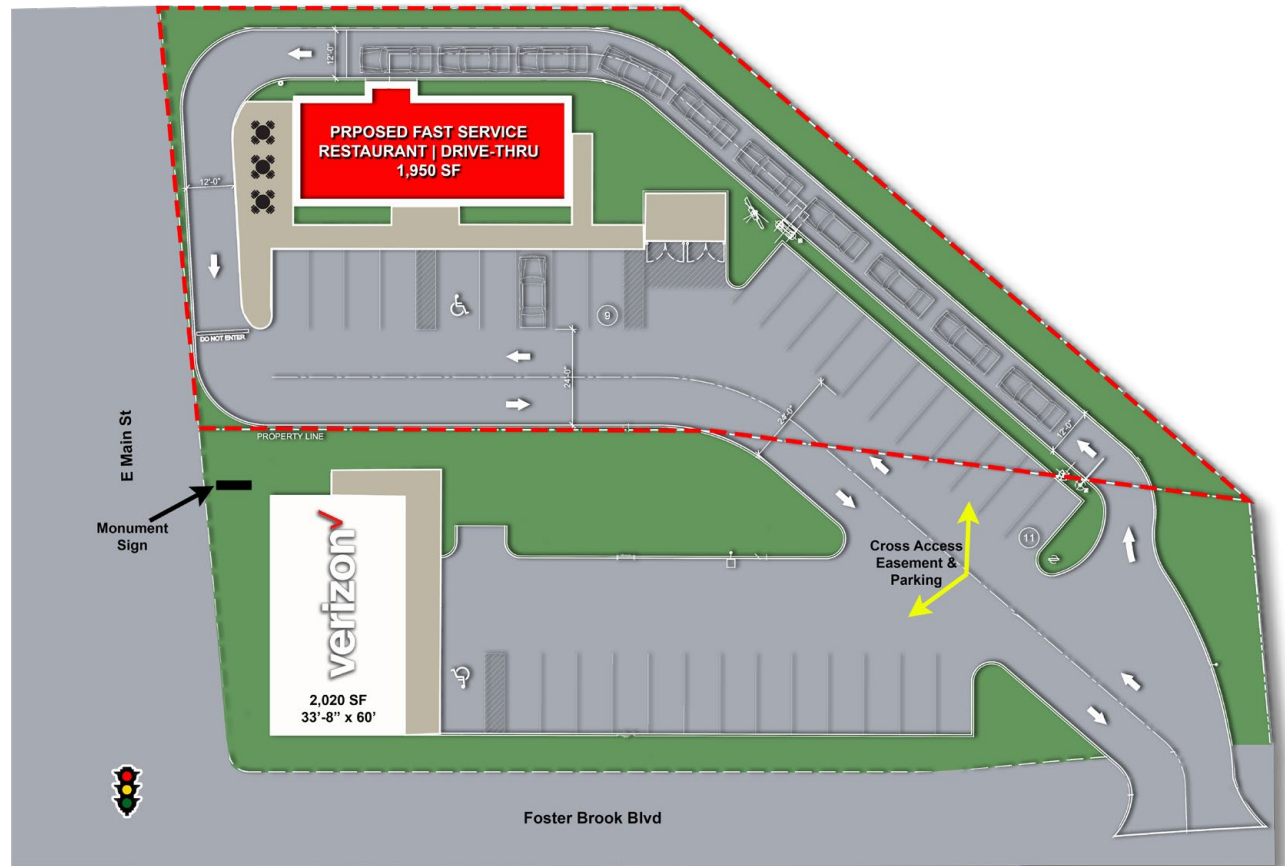
## PROPERTY OVERVIEW

0.525 AC Outlot - ready for development | platted for drive-thru user

## PROPERTY HIGHLIGHTS:

- Best available commercial outlot in McKean County
- Strategically designed to accommodate a freestanding drive-thru restaurant
- Prime visibility and great access at lighted intersection serving Walmart Supercenter, Goodwill, ALDI, Taco Bell, and Bradford Mall (Big Lots, Tractor Supply, Label Shopper, Dollar Tree, Anytime Fitness and more)
- Shared access with brand new freestanding Verizon (opening December 2021)
- Less than 0.5 mile from interstate ramp surrounded by national retailers and restaurants
- Minutes from Bradford Downtown Historic District and University of Pittsburgh at Bradford (1,657 enrollment)

## CONCEPTUAL SITE PLAN



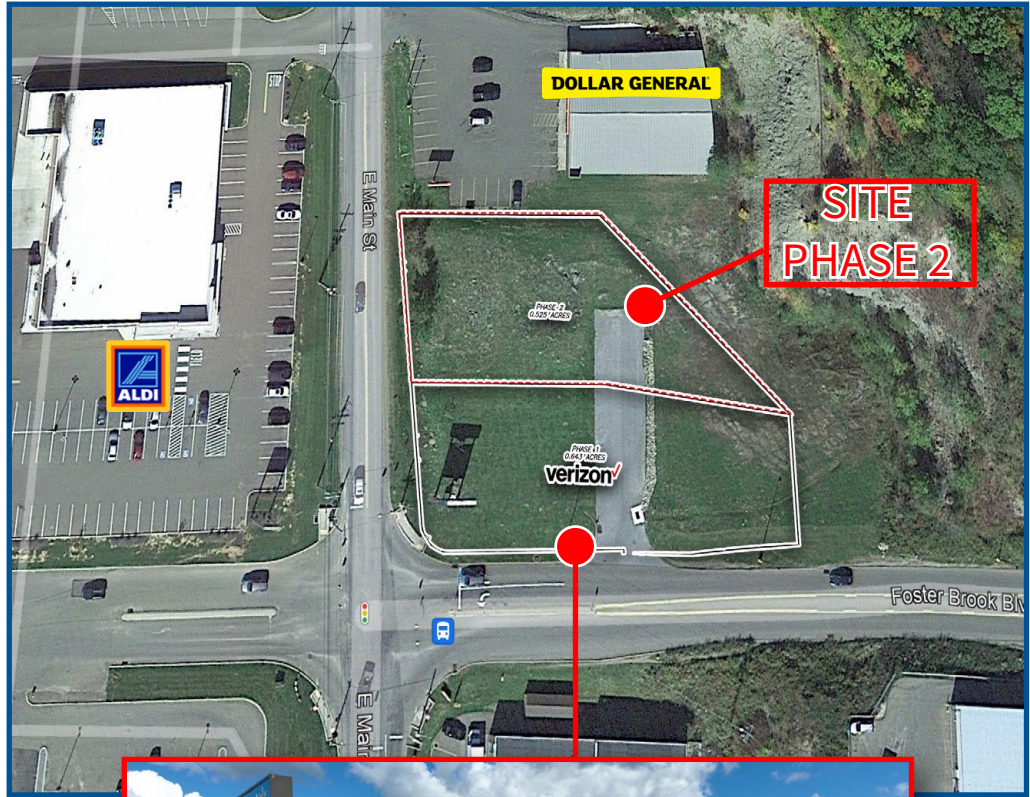
## NEARBY RETAILERS



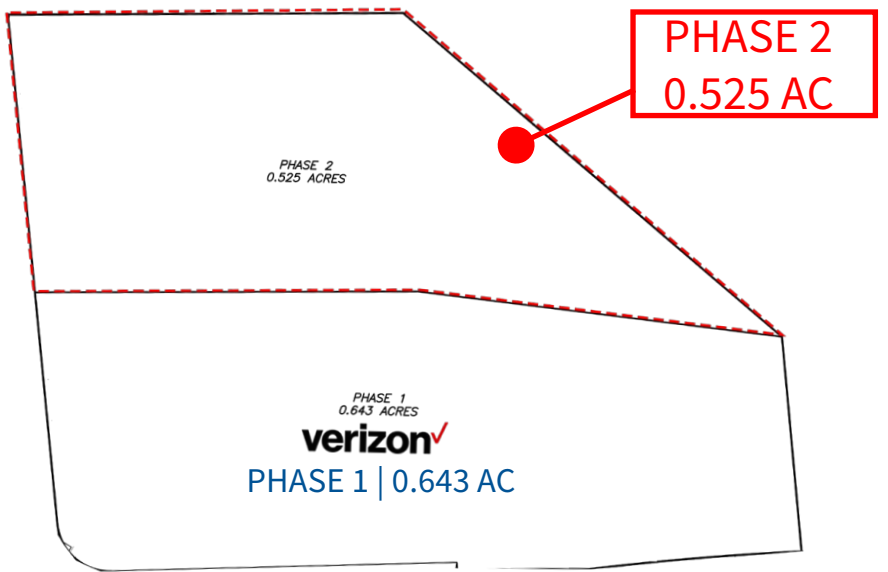
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
Population:	13,545	16,700	21,853	54,830
Households:	5,613	6,848	8,753	21,790
Avg. HH Income:	\$72,301	\$73,484	\$73,605	\$66,455
Retail Expenditure:	\$147.94M	\$183.05M	\$234.85M	\$556.29M

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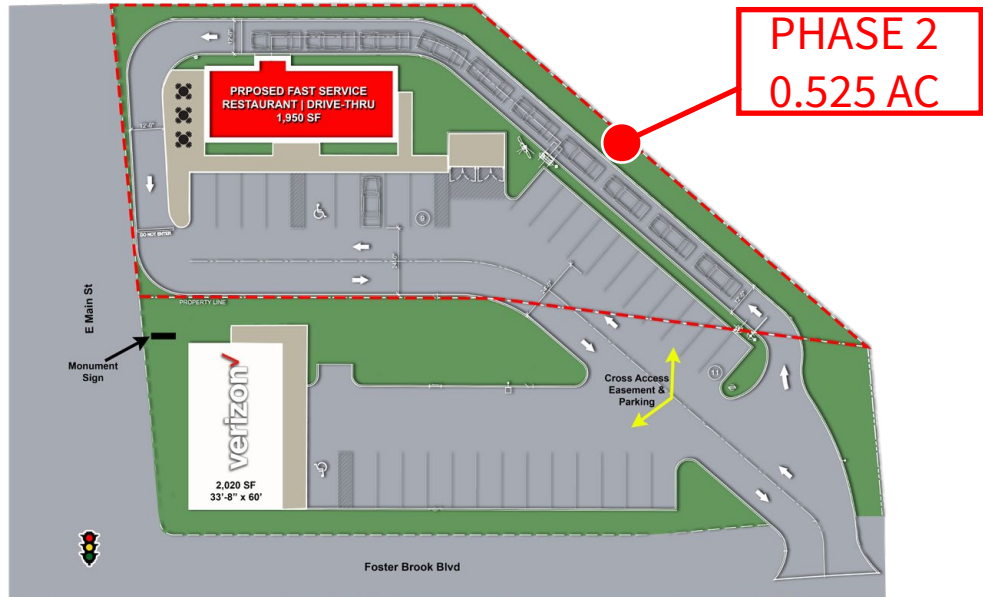
AERIAL - SITE



SITE PLAN



CONCEPTUAL SITE PLAN



# AVAILABLE OUTLOT WITH DRIVE-THRU OPPORTUNITY

AERIAL VIEW - EAST



FOSTER BROOK RD

E MAIN ST

DOLLAR GENERAL



SITE



# AVAILABLE OUTLOT WITH DRIVE-THRU OPPORTUNITY



AERIAL VIEW - EAST

Walmart  
Save money. Live better.

enterprise  
rent-a-car

GameStop

Edward Jones  
MAKING SENSE OF INVESTING

goodwill

Goodwill

DOLLAR GENERAL

SITE

verizon

FOSTER BROOK RD

RAC  
Rent-A-Center  
FURNITURE • APPLIANCES • ELECTRONICS  
COMPUTERS

E MAIN ST

# AVAILABLE OUTLOT WITH DRIVE-THRU OPPORTUNITY

AERIAL VIEW - SOUTH



# AVAILABLE OUTLOT WITH DRIVE-THRU OPPORTUNITY

## AERIAL - MARKET

