

AVAILABLE OUTLOT WITH DRIVE-THRU OPPORTUNITY

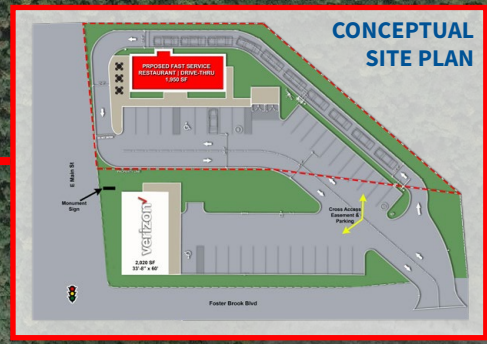
FOR LEASE | SALE | BTS

5 Foster Brook Blvd., Bradford, PA 16701



SITE

Now Open
verizon



219

Bolivar Dr 11,994 VPD

Derrick Rd

Foster Brook Park



FOR INFORMATION CONTACT:

John Holloway E: John@VeritasRealty.com T: 317-472-1800

Jamison Downs E: Jamison@VeritasRealty.com T: 317-472-1800

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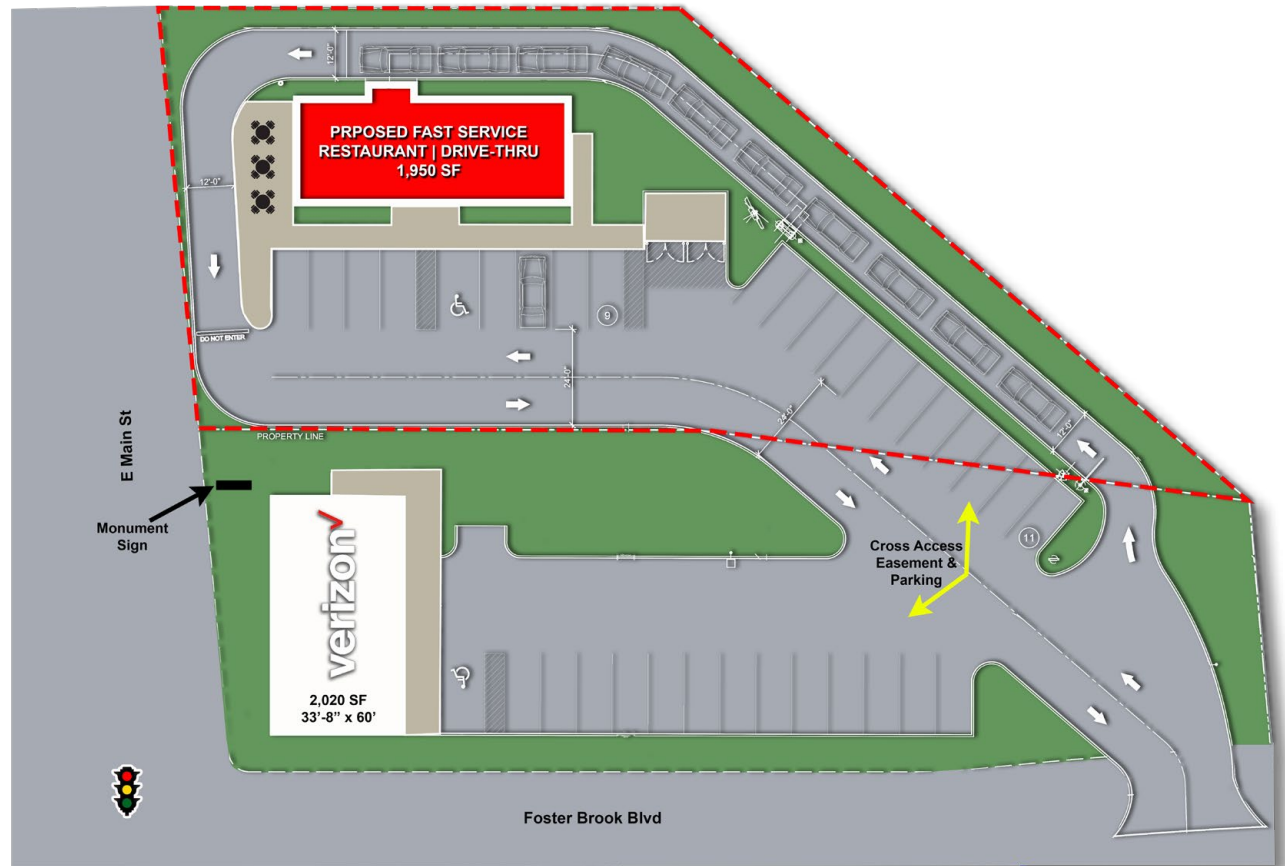
PROPERTY OVERVIEW

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



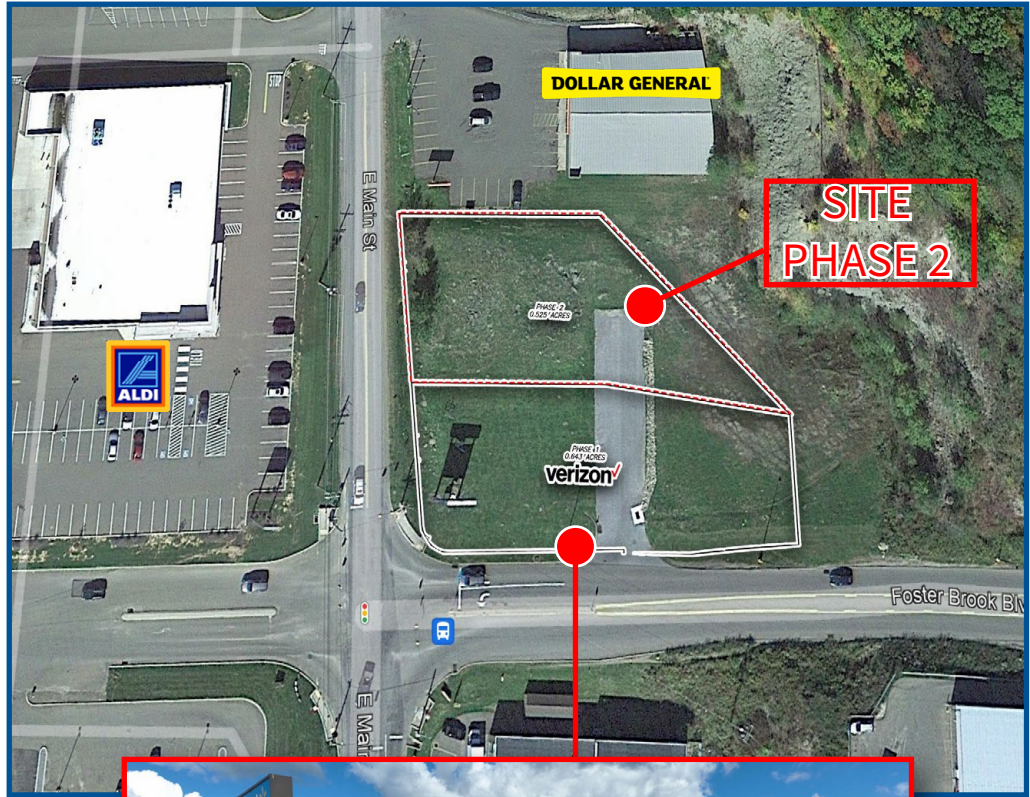
NEARBY RETAILERS



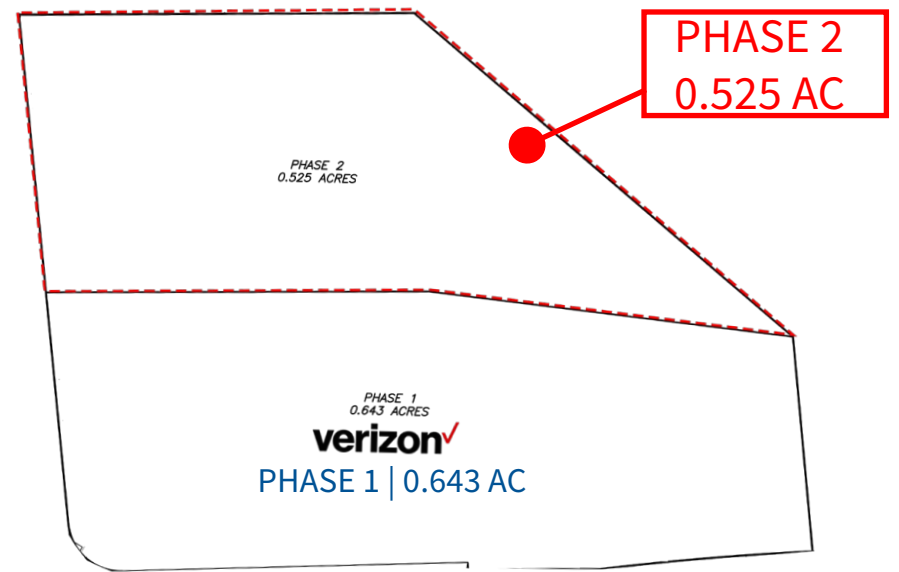
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
Population:	13,545	16,700	21,853	54,830
Households:	5,613	6,848	8,753	21,790
Avg. HH Income:	\$72,301	\$73,484	\$73,605	\$66,455
Retail Expenditure:	\$147.94M	\$183.05M	\$234.85M	\$556.29M

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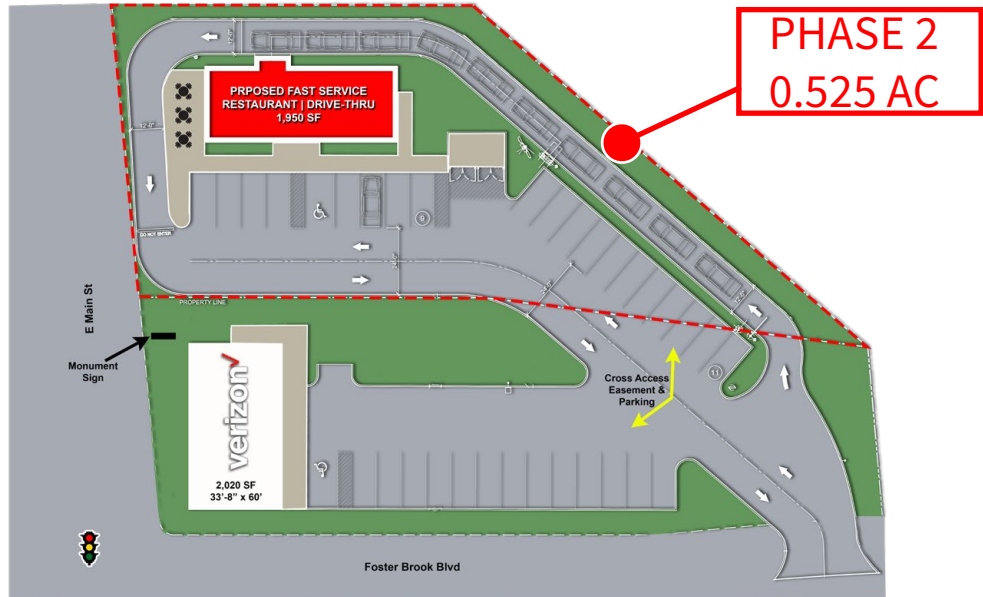
AERIAL - SITE



SITE PLAN



CONCEPTUAL SITE PLAN



AVAILABLE OUTLOT WITH DRIVE-THRU OPPORTUNITY

AERIAL VIEW - EAST



Walmart
Save money. Live better.

enterprise
rent-a-car
GameStop
Edward Jones
MAKING SENSE OF INVESTING

goodwill

RAC
APPLIANCES • ELECTRONICS
AUTO SERVICE • TIRE CENTERS

BURGER KING

State Farm

Crosby's

SHEETZ
FRESH FOOD
MADE TO ORDER

MONRO
AUTO SERVICE AND TIRE CENTERS

verizon

DOLLAR GENERAL

SITE

TACO BELL

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goodwill

Goodwill

SITE

DOLLAR GENERAL

verizon

MONRO
AUTO SERVICE AND TIRE CENTERS

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

FOSTER BROOK RD

E MAIN ST

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AERIAL VIEW - SOUTH



