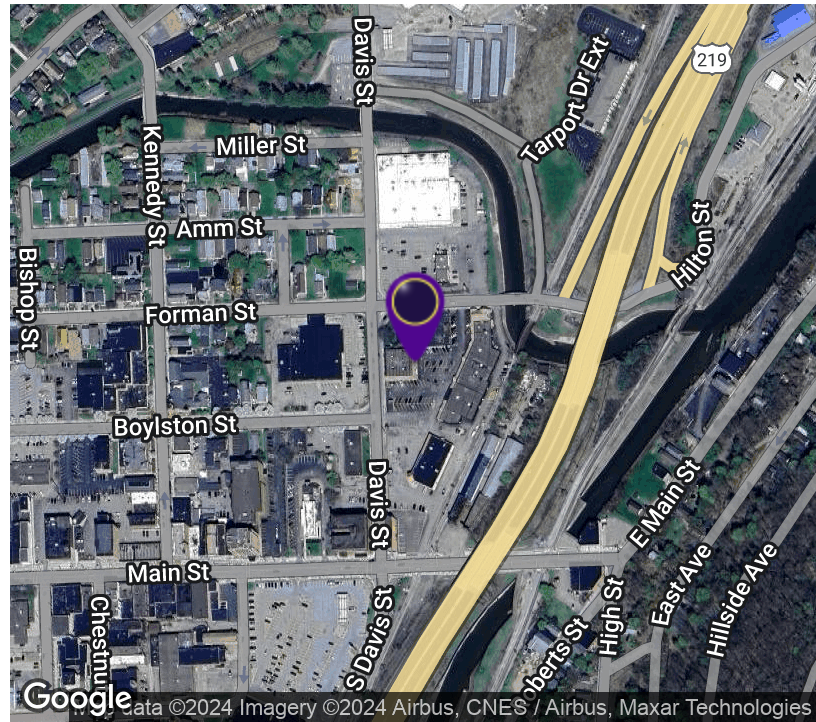


# 26 Davis Street

Bradford, PA 16701



## OFFERING SUMMARY

Available SF: 1,000 SF, 1,400 SF & 1,840 SF

Lease Rate: \$10.00 SF/yr  
(NNN/Plus Build-Out)

Building Size: 30,220 SF

## PROPERTY OVERVIEW

Leasing in Union Square Shopping Center in downtown Bradford. Located just off US 219 in the center city area, this shopping center is at the crossroads of the community. Located across from US Post Office. Nearby Tops Markets, McDonald's, Arby's, Save A Lot. This heavily traveled route links the community hospital, public high school and University of Pittsburgh campus. 1,840+/- SF, 1,400+/- SF and 1,000+/- SF. \$10.00 per SF, NNN, plus build-out.

## LOCATION OVERVIEW

Located in the center of downtown Bradford, just off the Forman ST exit of US 219 on Davis at Boylston / E Washington corridor which is PA 346.

## PROPERTY HIGHLIGHTS

- Center of Downtown Bradford
- Flexible Space
- High Visibility

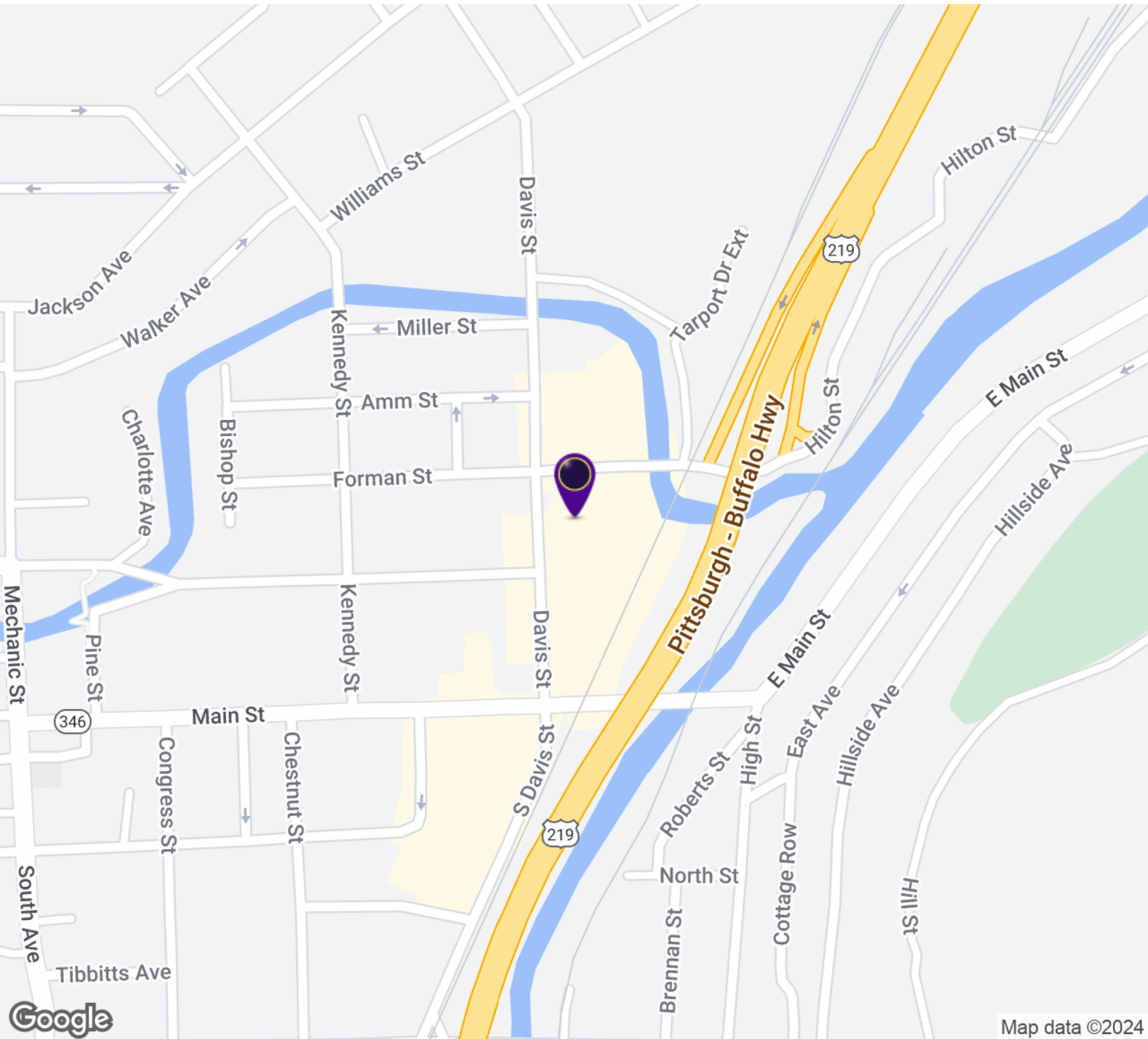


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Bradford, PA 16701



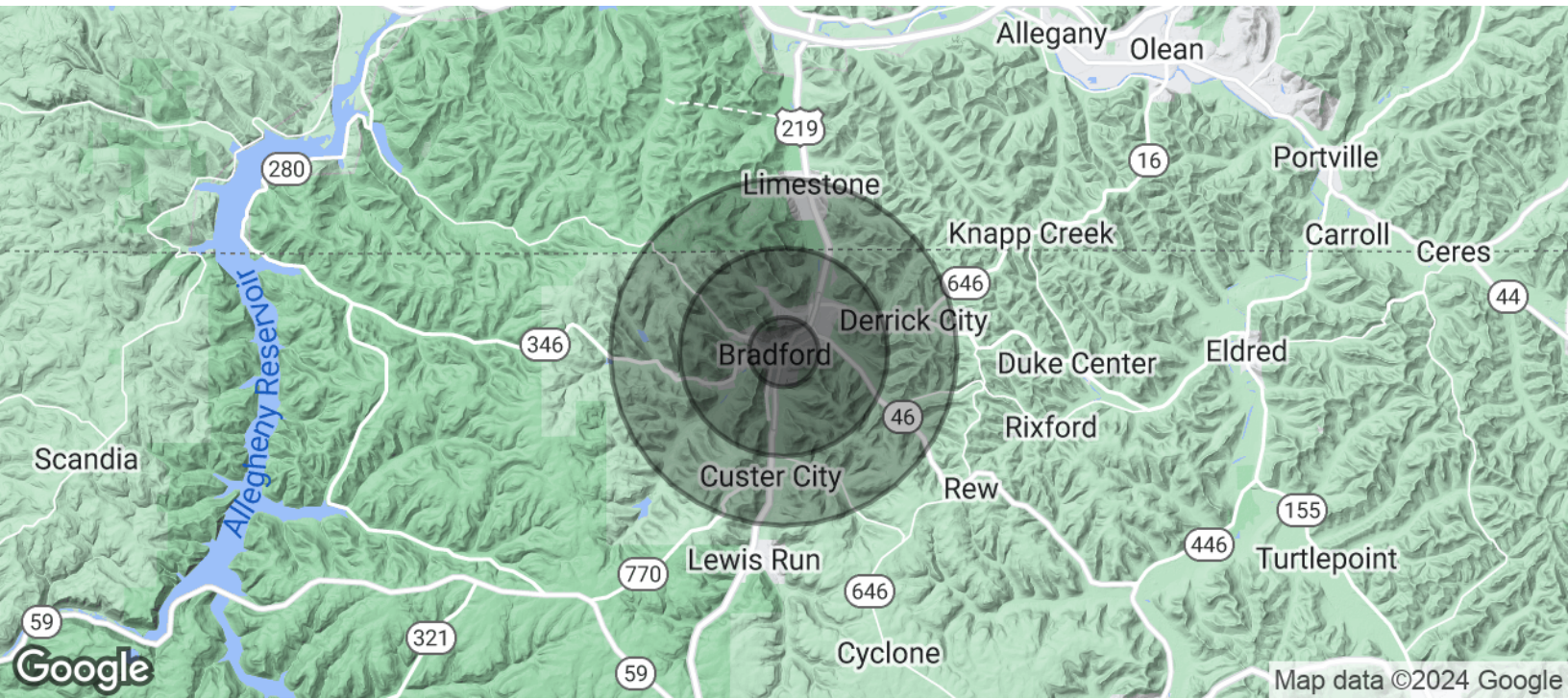
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# 26 Davis Street

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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,624  | 13,780  | 16,526  |
| Average age          | 36.7   | 38.5    | 38.6    |
| Average age (Male)   | 34.5   | 36.7    | 37.0    |
| Average age (Female) | 38.0   | 38.9    | 39.1    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 3,306     | 5,819     | 6,800     |
| # of persons per HH | 2.3       | 2.4       | 2.4       |
| Average HH income   | \$36,595  | \$42,737  | \$46,370  |
| Average house value | \$125,257 | \$103,577 | \$104,080 |

\* Demographic data derived from 2020 ACS - US Census