

# Dunham's SPORTS

## BRADFORD MALL

1001 E MAIN STREET | BRADFORD, PA 16701



# TABLE OF CONTENTS

I. Property Overview	3
II. Retail Market Aerial	4
III. Site Aerial	5
IV. Lease Plan	6

Perry Russ | *President*  
814.532.6186  
pruss@zamas.net

Ian Russ | *Director of Real Estate*  
814.532.6173  
iruss@zamas.net

Zamas Services Inc.  
P.O. Box 5540 Johnstown, PA 15904  
814.535.3563 | Zamas.com

The information contained herein is not a substitute for a thorough due diligence investigation. Zamas Services Inc has not made any investigation, and makes no warranty or representation with respect to the subject property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements there on. The information contained in this marketing package has been obtained from sources we believe to be reliable; however, Zamas Services Inc and "the Landlord" has not verified, and will not verify, any of the information contained here in, nor has Zamas Services Inc conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential Tenants must take appropriate measures to verify all of the information set forth herein. Prospective Tenants shall be responsible for their costs and expenses of investigating the subject property.



# PROPERTY OVERVIEW

Bradford Mall, located in Bradford, PA, is a convenient shopping destination serving the local community and surrounding areas. Anchored by well-known tenants such as Tractor Supply, Dunham’s Sports, Anytime Fitness, and Dollar Tree, the mall offers a variety of retail, fitness, and everyday essentials in one accessible location. Its strategic position near major thoroughfares ensures easy access for shoppers, making it a hub for both convenience and value in the region.

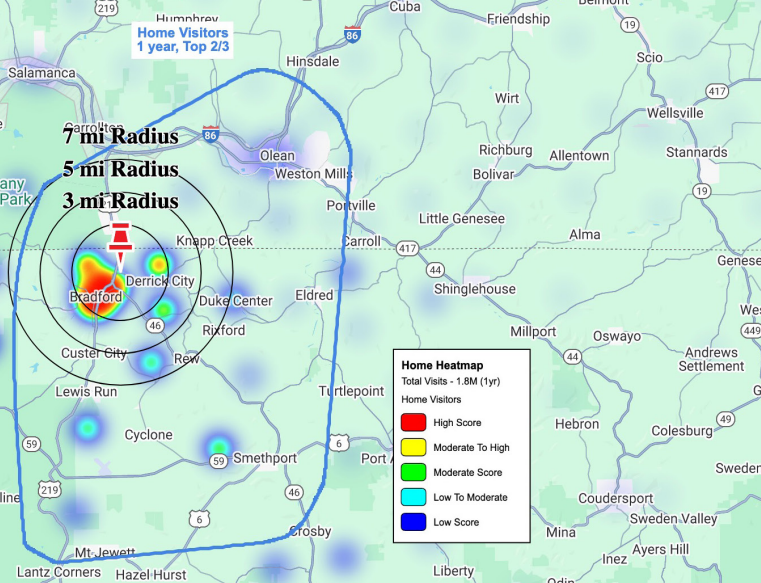


## LOCATION


Bradford, Pennsylvania, is strategically located in northwestern Pennsylvania, near the New York state border, providing convenient access to larger metropolitan areas. It sits roughly 80 miles south of Buffalo, New York, making it a practical base for those seeking a quieter lifestyle while remaining within a reasonable drive of urban amenities. The city’s location near major thoroughfares, including U.S. Route 219 and Interstate 86, ensures seamless connectivity to regional hubs and supports its role as a crossroads for commerce and travel in the region.

Bradford is home to a diverse mix of businesses, from locally-owned establishments to larger corporations, contributing to its economic vitality. The city has a storied industrial history and remains an important site for companies like Zippo Manufacturing and Case Knives, which have global recognition. Its proximity to major transportation routes also supports industries such as manufacturing, logistics, and retail. Additionally, Bradford Regional Airport, located just minutes away, offers convenient air travel options, enhancing the city’s accessibility. This strategic location, paired with its business-friendly environment, makes Bradford an attractive destination for both commerce and residents.

## STORE VISITS

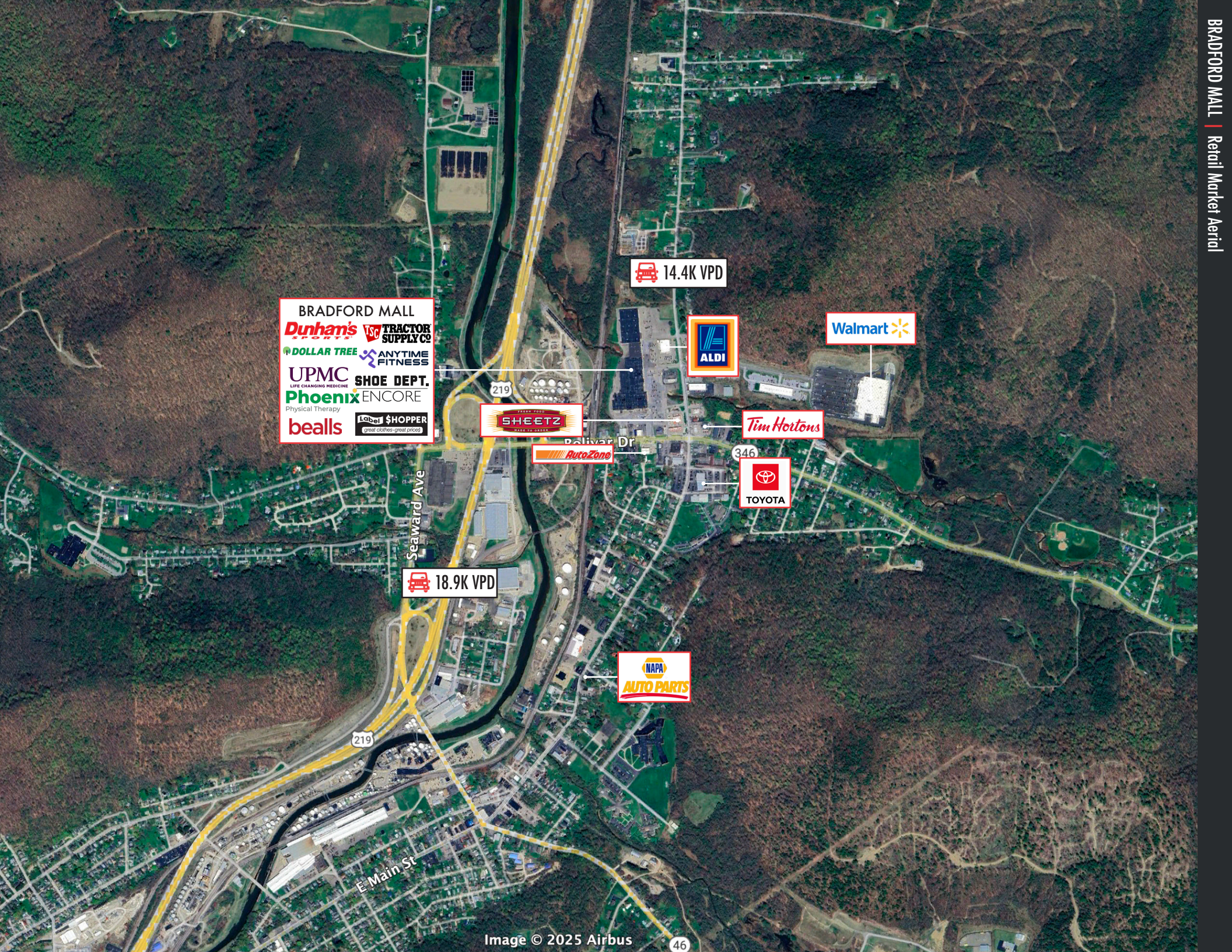


Demographics	3 Miles	5 Miles	7 Miles
Total Population	11,056	15,460	17,264
Employees	6,687	8,356	8,694
Average Household Income	\$78,586	\$82,145	\$82,998
Households	4,791	6,447	7,098

 **E MAIN STREET: 14,422 VPD | PITTSBURGH-BUFFALO HWY 18,951 VPD**

Source: SitesUSA & PennDOT 2022  
All demographics are based on estimations for 2025.





BRADFORD MALL

**Dunham's** SPORTS

**TRACTOR SUPPLY CO.**

**DOLLAR TREE**

**ANYTIME FITNESS**

**UPMC** LIFE CHANGING MEDICINE

**SHOE DEPT.**

**Phoenix** ENCORE Physical Therapy

**bealls**

**Robert's SHOPPER** Great clothes - great prices

14.4K VPD



18.9K VPD







**Dunham's**  
SPORTS

 **DOLLAR TREE**

**TSC** **TRACTOR**  
**SUPPLY CO**

 **ANYTIME**  
**FITNESS**

**bealls**









For More Information  
Contact Us

Perry Russ | *President*  
814.532.6186  
pruss@zamias.net

Ian Russ | *Director of Real Estate*  
814.532.6173  
iruss@zamias.net

Zamias Services Inc.  
P.O. Box 5540 Johnstown, PA 15904  
814.535.3563 | Zamias.com

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

