

0.80+/- Acres

141 West Washington Street, Bradford, PA 16701

**OFFERING SUMMARY**

Sale Price: Subject To Offer

Lot Size: 0.8 Acres

PROPERTY OVERVIEW

0.80+/- Acres located in the West Washington Street Corridor, which is in a major development thoroughfare and has seen significant development over the past twenty five years. Located near Tops Super Market, Office Buildings, Shopping, Schools and Restaurants. Just off the Elm St. exit of Rt. 219. Conveniently located 3 miles from Bradford Mall. West Washington is one block north (1/8th mile) of Main St. and goes west approximately 12 miles to the Kinzua Dam and New York State. Bradford City serves as regional hub for services and is home to the Regional Hospital, University of Pittsburgh at Bradford, State Career Link Center, and Beacon Light Behavioral Health Systems. Home to 3 intermediate/extended care facilities and assisted living facility. Area has strong manufacturing base with Zippo, Case Cutlery, Bradford Forest Products, ARG Petroleum Products, Dresser Manufacturing. Top Line Pepperill Braiding and many others, providing stable jobs. The region is surrounded by the Allegheny National Forest and is a vacation destination for camping, hunting, fishing and skiing. Bordered on the North by Allegheny State Park, the largest state park in the New York Park System.



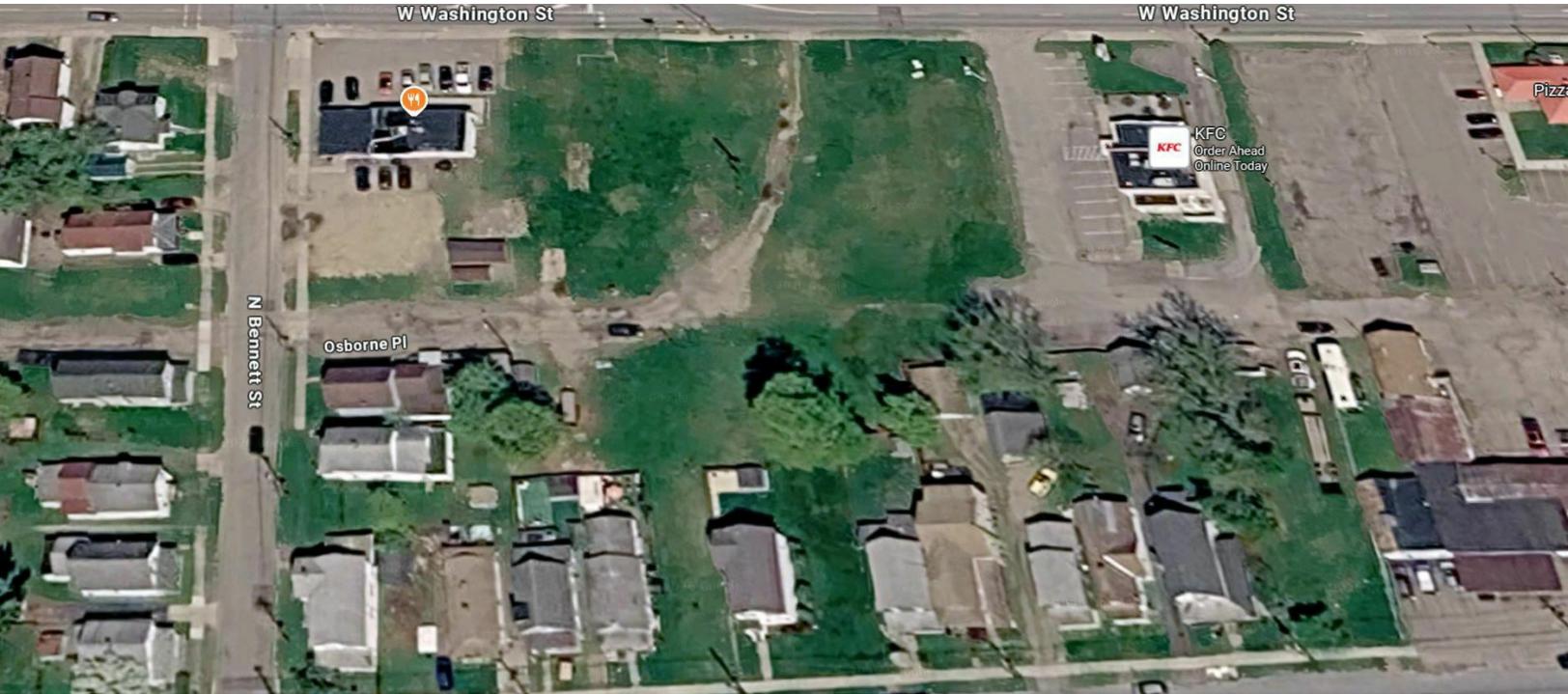
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LOCATION DESCRIPTION/HIGHLIGHTS

0.80+/- Acres

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LOCATION DESCRIPTION

Development site with 11 vacant lots. Adjacent to Napoli's Pizzeria and KFC with traffic signal access at William Street. Irregular depth - 196' +/- x 166' +/- . Near by restaurants and businesses include: Pizza Hut, Dunkin Donuts, City Hall, Public Library, Zippo, University of Pittsburg, Movie World/Little Caesars, Bradford Regional Medical Center, Bradford Nursing Pavilion, 3 Schools, Bradford Medical Center, Bradford Mall, and Senior Housing Development. Property borders a large housing area that the City of Bradford is revitalizing with 3 schools, four housing complexes the Senior Activity Center and the Guidance Center. The University of Pittsburgh Complex begins within 200 yards of this site and covers a large area one mile to the west. The University is a fast growing regional campus that continues to expand. Student Population growth required additional dorm construction 3 out of the past 5 years with more planned.

PROPERTY HIGHLIGHTS

- Development Opportunity
- Traffic Signal Access
- Conveniently Located
- Tax Incentives Offered by City 5 year Abatement Program
- Possible State Enterprise Zone Tax Credits
- Limited Low Interest Loan Project for Restaurant and Development
- Lot size: 196' +/- X 166' +/-
- 0.80 +/- Acre with an Irregular Depth



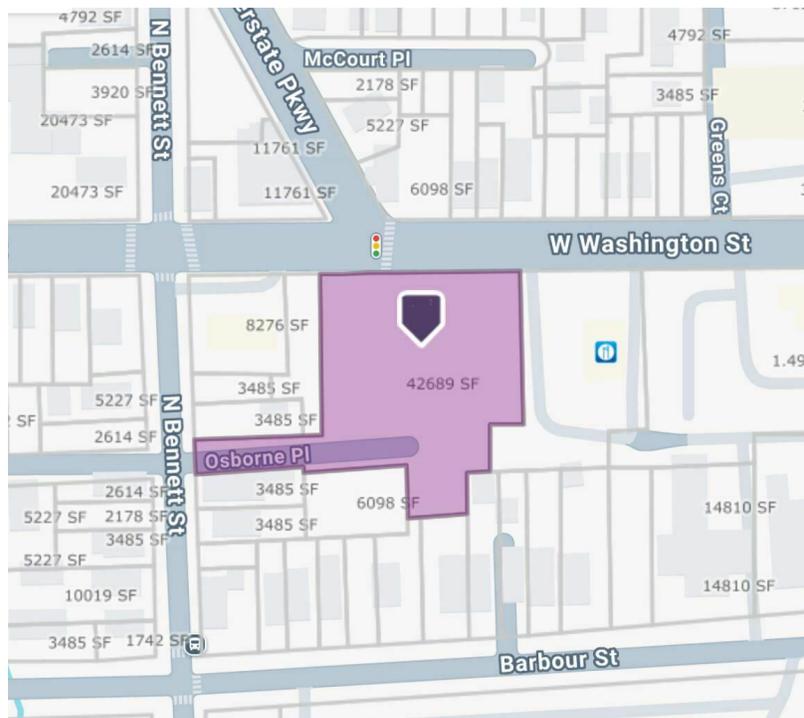
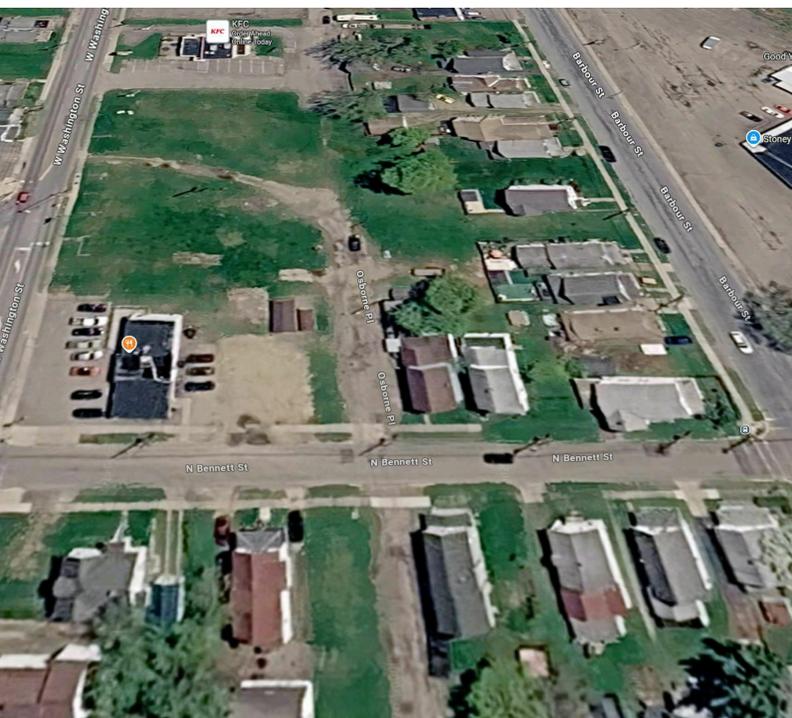
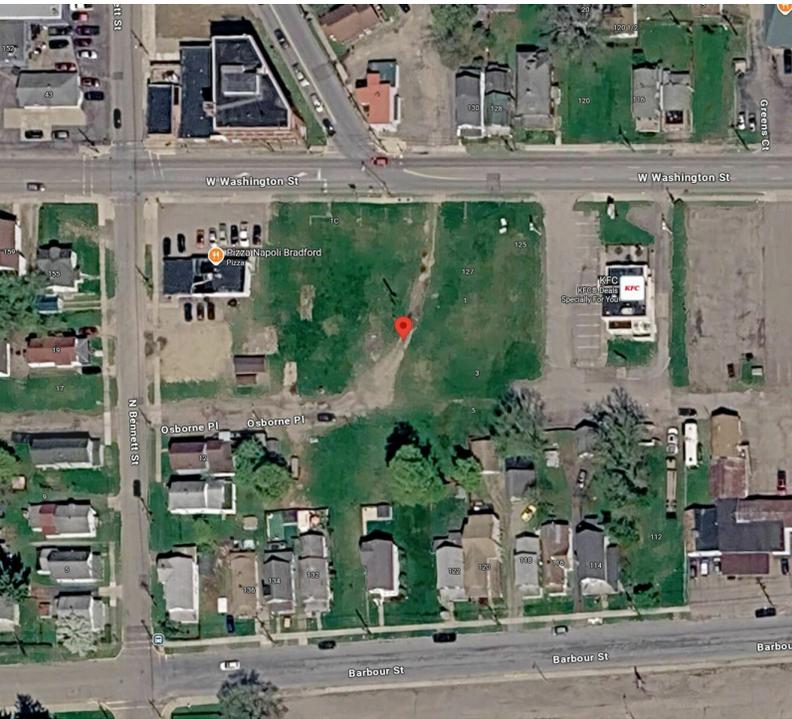
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ADDITIONAL PHOTOS

0.80+/- Acres

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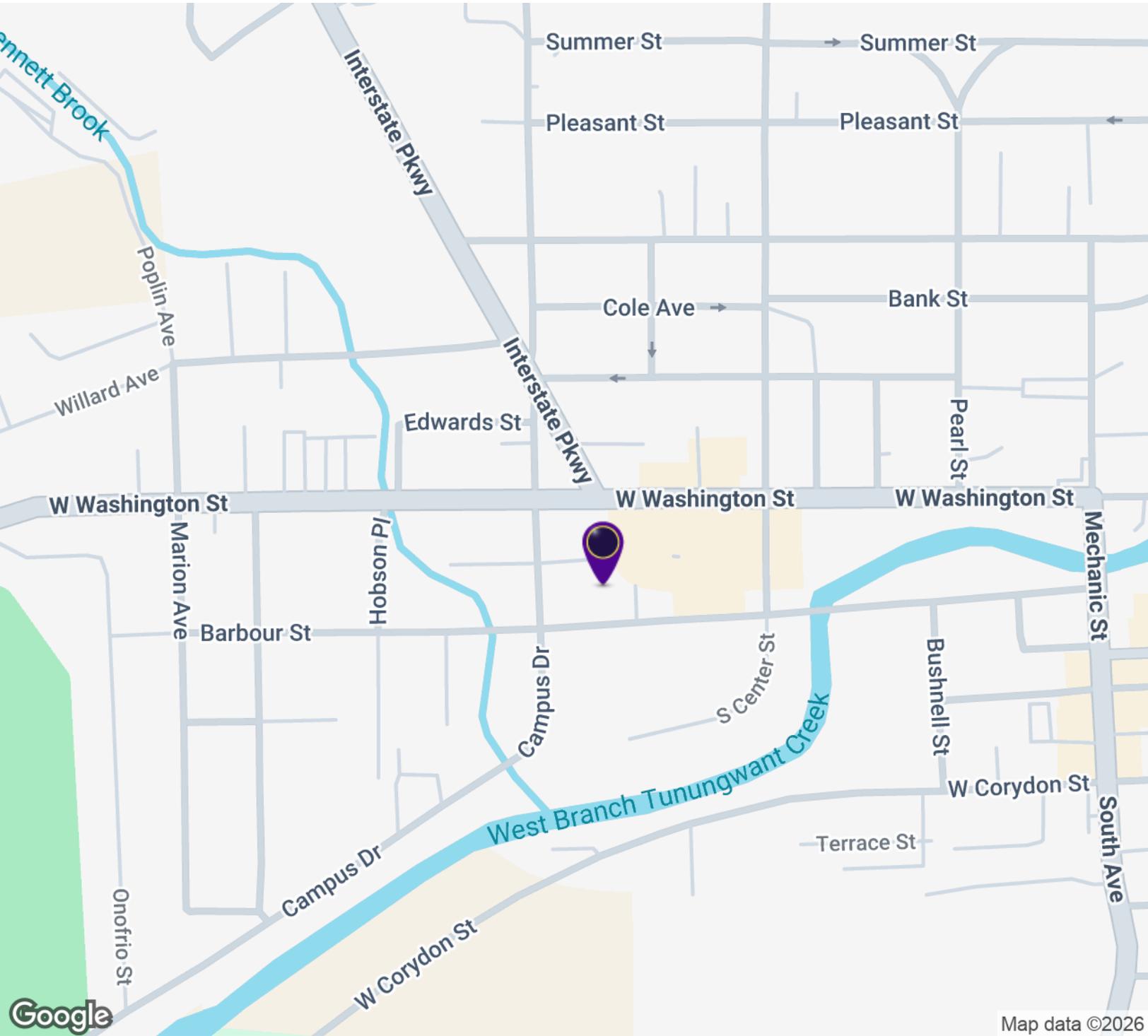


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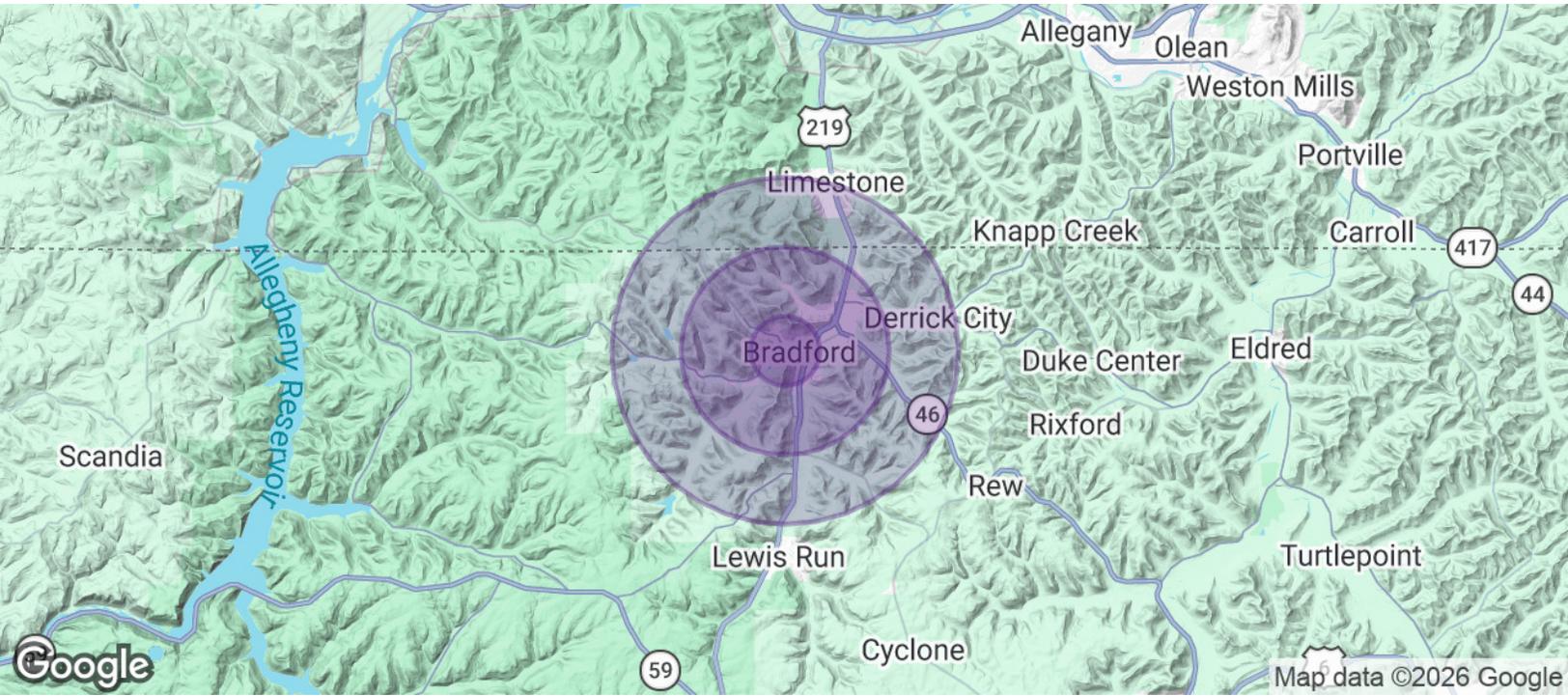


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,346	12,970	16,017
Average Age	40	42	42
Average Age (Male)	38	40	41
Average Age (Female)	41	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,624	5,238	6,410
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$71,667	\$78,745	\$80,275
Average House Value	\$115,613	\$127,932	\$132,134

* Demographic data derived from 2020 ACS - US Census



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