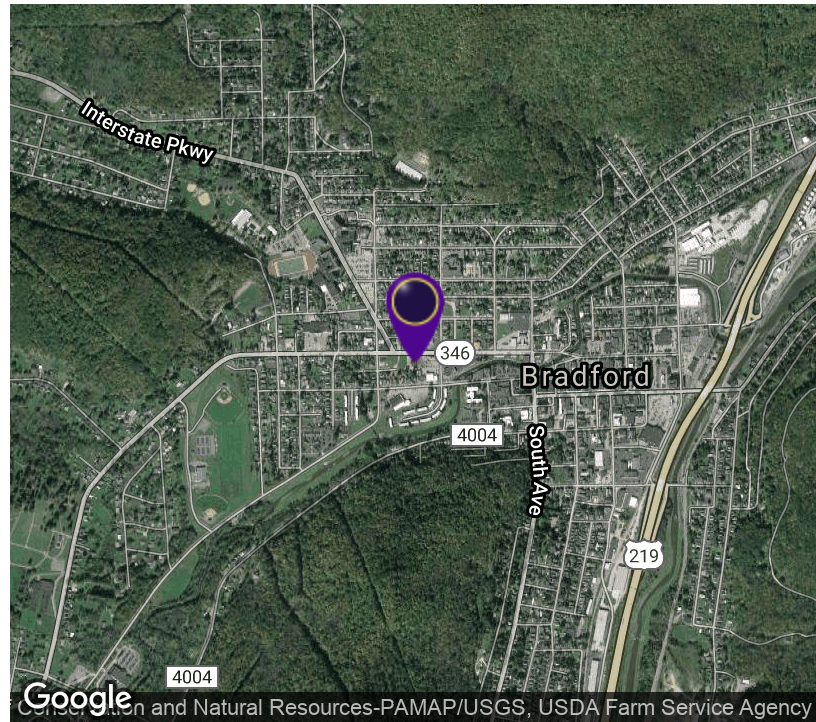


Restaurant with Drive Thru - Former Dairy Queen

119 W Washington Street , Bradford, PA 16701



OFFERING SUMMARY

Sale Price:	\$359,900
Lot Size:	0.5 Acres
Year Built:	1999
Building Size:	1,534 SF
Price / SF:	\$234.62

PROPERTY HIGHLIGHTS

- Shoppers from New York and McKean County
- High Traffic Counts
- Regional Retail and Service Center for the Area
- Possible State Enterprise Zone Tax Credit
- City Sponsored 5 Year Tax Abatement Program

PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

1,534 SF fast food restaurant with drive-thru includes all equipment. Incentives available from local economic development agency. Neighboring businesses and services include Pizza Hut, Dunkin Donuts, Public Library, City Hall, Zippo, University of Pittsburgh, Family Video, Little Ceasars, Private Elementary School, Bradford Regional Medical Center, Bradford High School, Northwest Bank, Country Fair, Car Wash, High Rise - Senior Housing, Emery Towers - Senior housing and a Senior Center. Traffic Count of 12,000 +/- per day.

LOCATION DESCRIPTION

Property is in the West Washington Street Corridor which is a major development thoroughfare which has seen significant development over the past twenty years. Located near Tops Super Market, Office Buildings, Shopping, Schools and Restaurants. Just off the Forman Street exit (southbound) or Elm Street exit (northbound) of Rt. 219. Conveniently located 3 miles from Bradford Mall. West Washington is one block north (1/8th mile) of Main Street and goes west approximately 12 miles to the Kinzua Dam and New York State. Bradford City serves as the regional hub for services and is home to the Regional Hospital, the 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. The area has a strong manufacturing base with Zippo, Case Cutlery, Bradford Forest Products, Werzalit Inc, ARG Petroleum Products, Dresser Manufacturing, Top LinePepperill Braiding, and many others, providing stable jobs. The region is surrounded by 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.

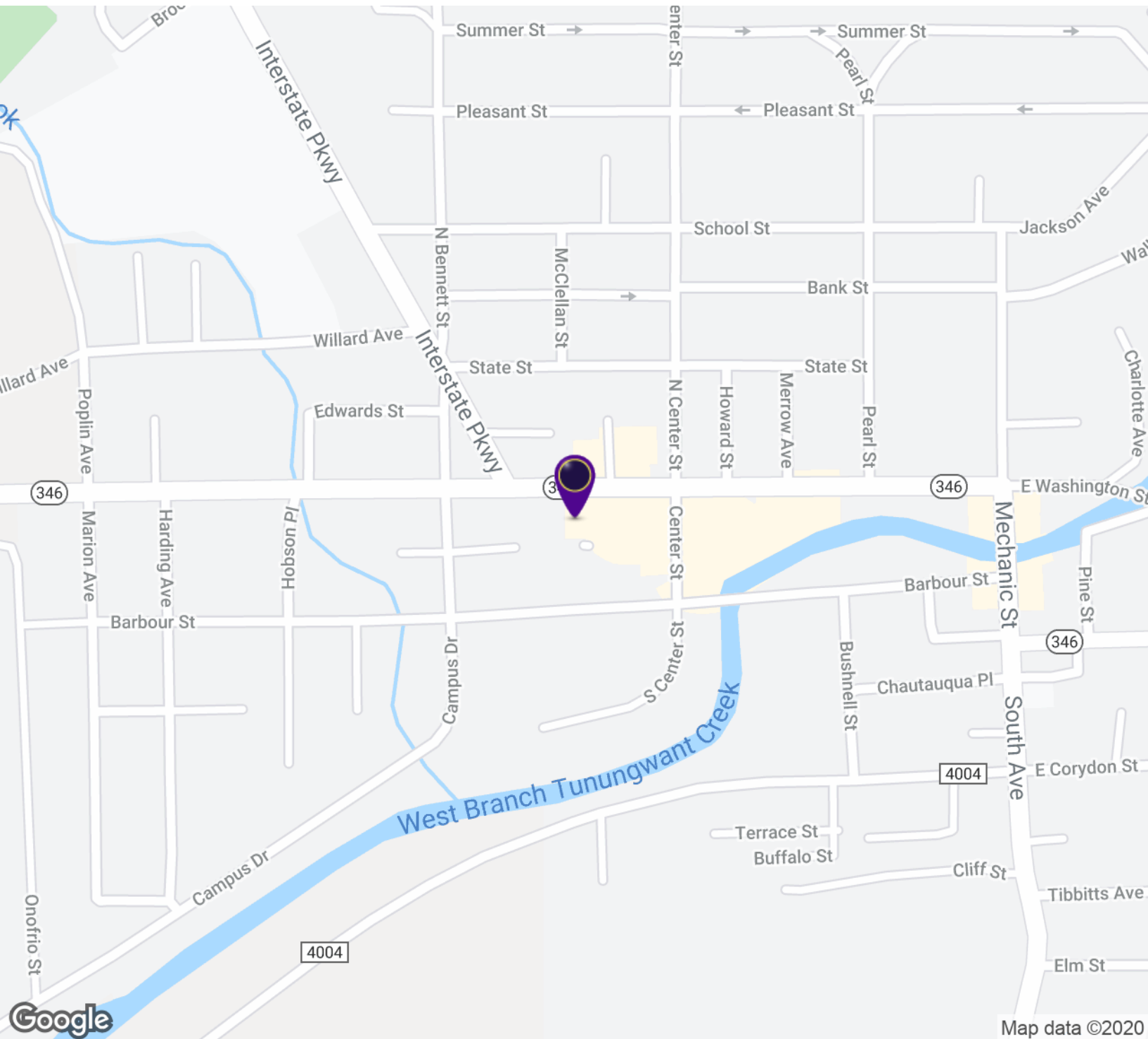
ADDITIONAL PHOTOS

Restaurant with Drive Thru - Former Dairy Queen 119 W Washington Street , Bradford, PA 16701



LOCATION MAPS

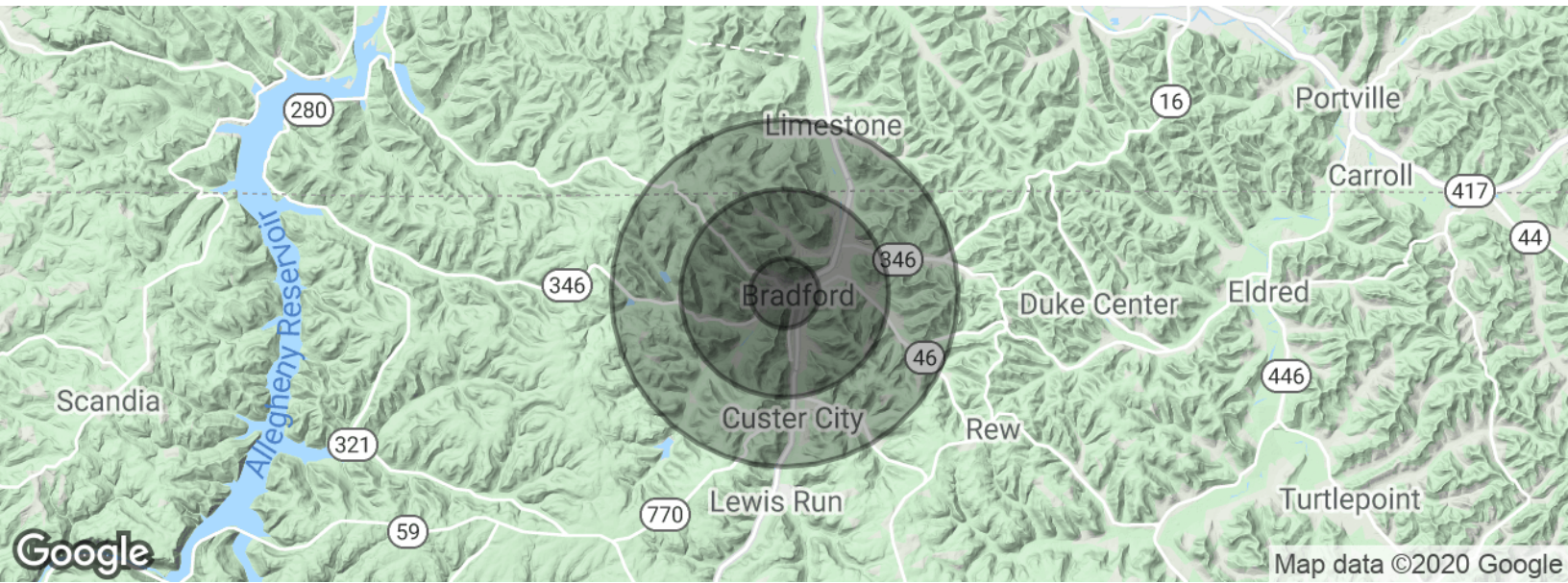
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RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,300	13,800	16,536
Median age	35.7	38.5	38.7
Median age (Male)	33.0	36.7	37.0
Median age (Female)	37.3	39.1	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,614	5,835	6,812
# of persons per HH	2.4	2.4	2.4
Average HH income	\$37,799	\$42,345	\$45,861
Average house value	\$131,873	\$105,769	\$104,932

* Demographic data derived from 2010 US Census