



BIG LOTS!

Welcome to Your
Community Big Lots!

BRADFORD MALL

1001 E MAIN STREET UNIT 350 | BRADFORD, PA 16701

54,455 SF +/-
AVAILABLE FOR LEASE

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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.

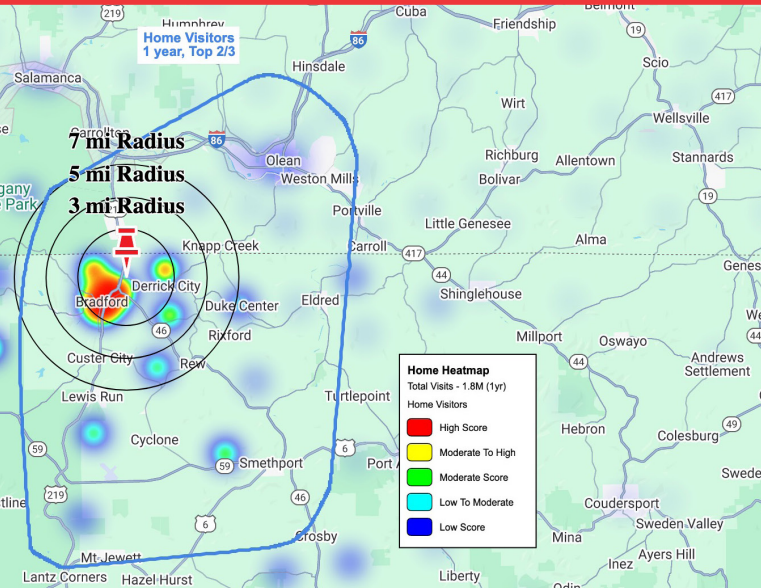


LOCATION

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 **TRACTOR SUPPLY CO.**
DOLLAR TREE **ANYTIME FITNESS**
UPMC **SHOE DEPT.**
Phoenix **ENCORE**
Physical Therapy
COMING SOON
bealls **LOLITA'S SHOPPER**
great clothes - great prices

SHEETZ
MADE IN THE USA

AutoZone

ALDI

Walmart

Tim Hortons

TOYOTA

NAPA
AUTO PARTS

🚗 14.4K VPD

🚗 18.9K VPD

Seaward Ave

Deliver Dr

E Main St

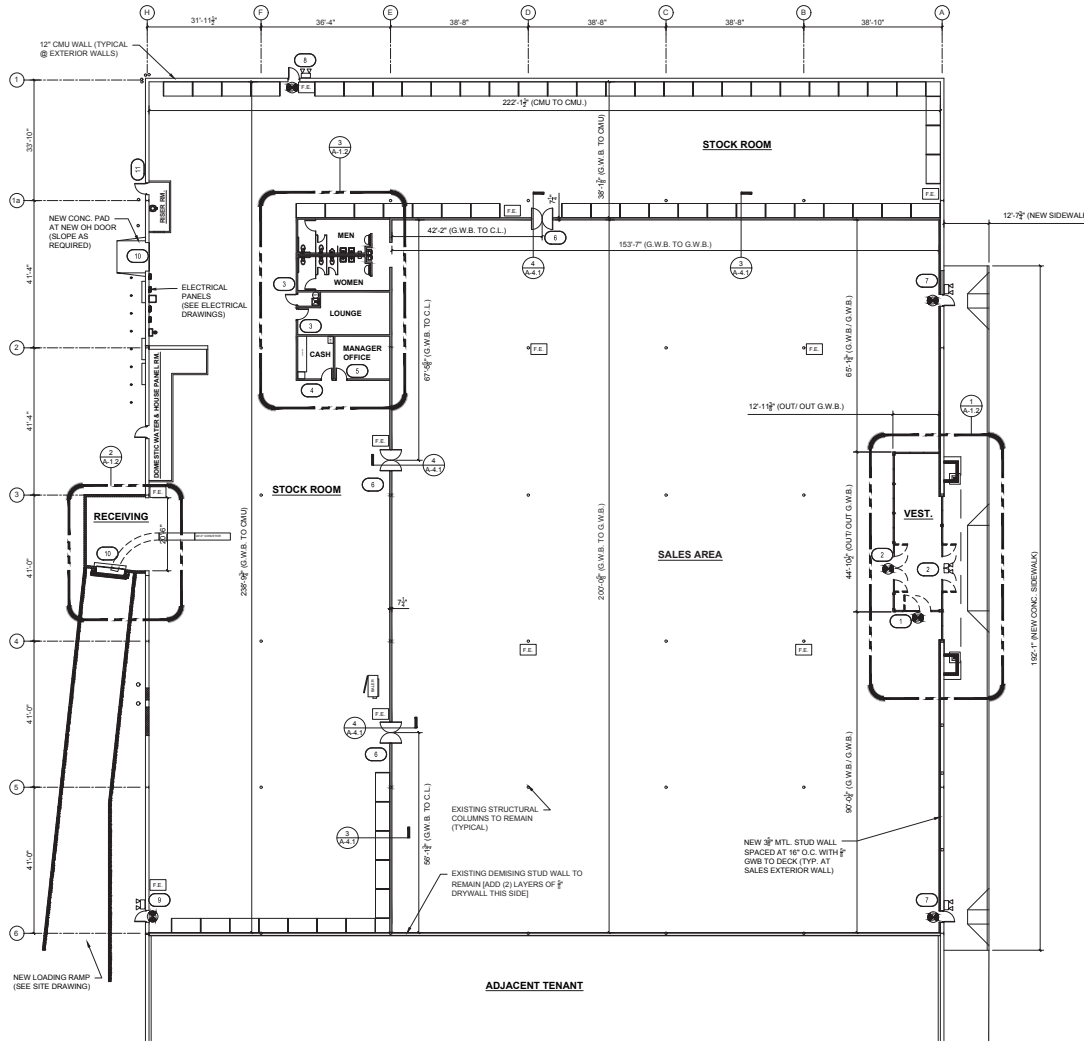


Dunham's
SPORTS

 **DOLLAR TREE**

TSC TRACTOR SUPPLY CO

 **ANYTIME FITNESS**



FLOOR PLAN LEGEND	
LEGEND	DESCRIPTION
	IDENTIFIES PATH OF EGRESS TRAVEL AND DISTANCE
	EMERGENCY EXIT SIGN- REMOTE CAPABLE
	REMOTE EMERGENCY LIGHTING HEAD
	EMERGENCY EXIT SIGN
	10# ABC FIRE EXTINGUISHER
	IDENTIFIES DOORS. SEE DOOR SCHEDULE ON SHT. A-4.1
	IDENTIFIES ELEVATIONS
	IDENTIFIES SECTIONS
	IDENTIFIES PLAN DETAILS

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF G/WB & CENTER LINE OF STEEL (TYPICAL UNLESS NOTED OTHERWISE).
- BATTERY BACKUP POWER TO PROVIDE THE MINIMUM POWER TO SIGNS/ REMOTE HEADS FOR A PERIOD OF NO LESS THAN 90 MINUTES.
- PRIOR TO COMPLETION OF WORK, E.C. SHALL VERIFY ALL EXIT ACCESS AND EGRESS PATHS MAINTAIN A MINIMUM OF 4 FT. CANOPY OF ILLUMINATION WHEN ONLY EMERGENCY LIGHTING IS OPERATIONAL. ADJUST AS NECESSARY TO MEET CODE.

PROJECT TRACKING	
REV.	DATE
1	12-19-16
2	1-9-17
3	3-27-17
4	4-28-17

<p>PROJECT: BRADFORD MALL BIG LOTS FIT-OUT</p>	
<p>BRADFORD, PA 16701</p>	
<p>JOB NO. 17-027</p>	
<p>DRAWN BY: NT</p>	

Building business from the ground up since 1976

MILLER BROS. CONSTRUCTION INC.

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REVISION: 4

FLOOR PLAN

A-1.1

ROOM KEY

①①① - UNIT NUMBER
 0000 - UNIT SQUARE FOOTAGE

DEVELOPMENT DATA

ANCHOR STORES	
UNIT #100 TRACTOR SUPPLY-----	23,460 S.F.
UNIT #330B BEALLS -----	21,438 S.F.
UNIT #340 DUNHAM'S -----	37,200 S.F.
UNIT #350 AVAILABLE -----	54,455 S.F.
TOTAL ANCHOR STORES -----	136,553 S.F.
SMALL SHOP LEASABLE AREA -----	142,904 S.F.
TOTAL LEASABLE AREA -----	279,457 S.F.



MANAGED BY
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NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

LEASE PLAN
BRADFORD MALL

1001 EAST MAIN STREET, BRADFORD, PA

0 10 20 30 40 50 100 FEET

SCALE

DATE: 05/14/2025

LP-1



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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.

A photograph of a Big Lots store exterior. The building has a tan facade with the 'BIG LOTS!' logo in large, white, 3D block letters. The exclamation point is orange. Below the logo is a glass entrance with a sign that reads 'Welcome to Your Community Big Lots!'. The store number '1001' is visible above the entrance. To the right of the entrance, there are several orange shopping carts parked. The sky is blue with some light clouds.

BIG LOTS!