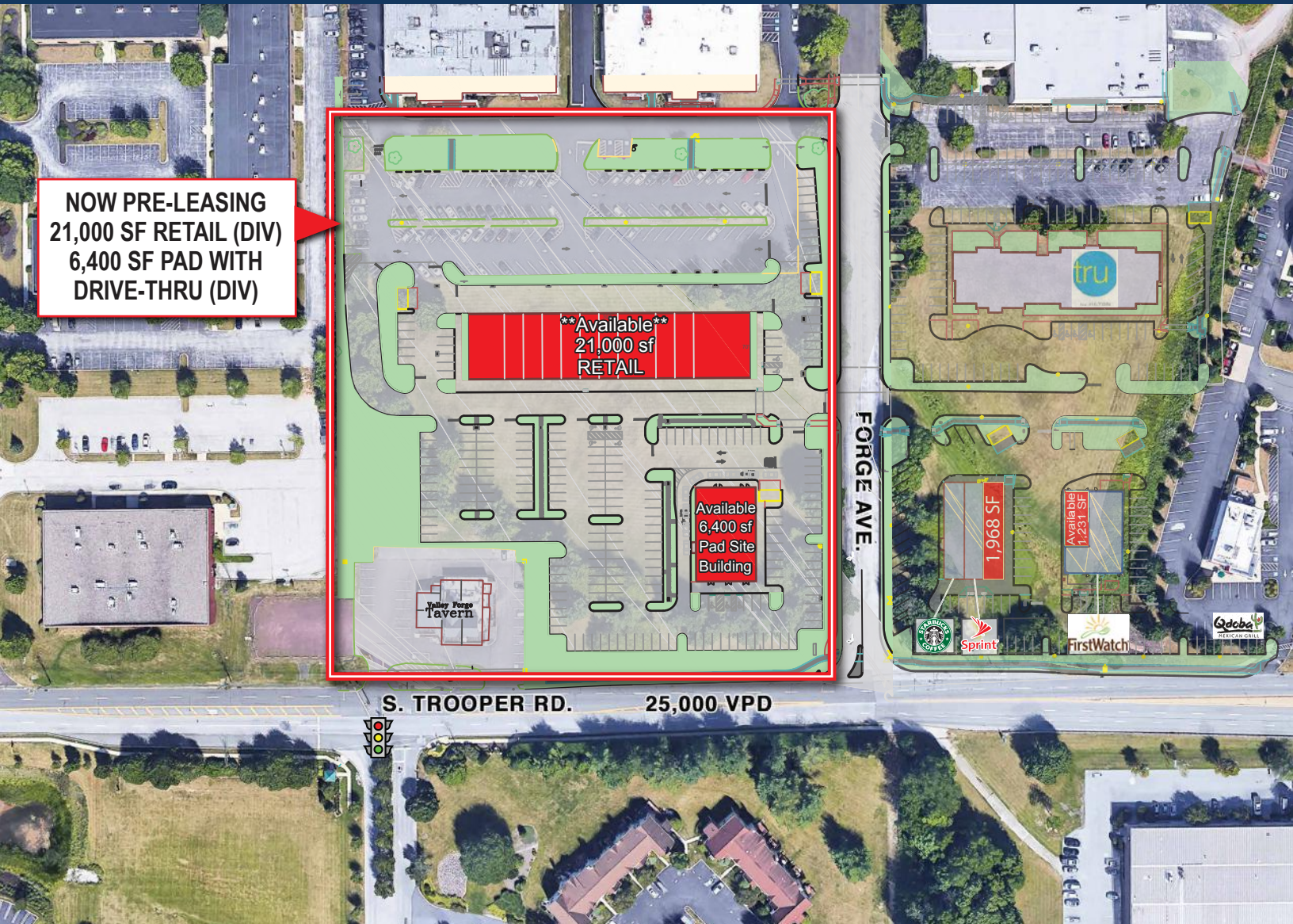


Audubon Square Expansion II

S. Trooper Road & Forge Avenue
Audubon, PA 19403



NOW PRE-LEASING
21,000 SF RETAIL (DIV)
6,400 SF PAD WITH
DRIVE-THRU (DIV)

****Available****
21,000 sf
RETAIL

Available
6,400 sf
Pad Site
Building

1,968 SF

Available
1,231 SF

S. TROOPER RD.

25,000 VPD

FORGE AVE.

HIGHLIGHTS

- Located on Trooper Road (Route 363) with terrific visibility and access
- Less than one mile from Trooper/Audubon Exit of Rt. 422
- High traffic volume - 25,000 VPD Trooper Road
- Great co-tenancy

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,988	63,099	158,057
HOUSEHOLDS	2,995	25,235	62,386
DAYTIME POP	8,724	56,676	127,226
AVG HH INCOME	\$107,279	\$111,202	\$119,802

*Demographic Source: Applied Geographic Solutions 07/2018

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AUDUBON LAND DEVELOPMENT

2620 Egypt Road
Audubon, Pennsylvania 19403
610-650-9600 | www.audubonland.com



Audubon Square Expansion II

SITE PLAN

NOW PRE-LEASING!
21,000 SF RETAIL (DIVISIBLE)
6,400 SF PAD (DIV) W/ DRIVE-THRU

JOIN

GIANT, Chick-fil-A, Wawa, FirstWatch, Panera, Applebee's, PET VALU, Firehouse Subs, Starbucks, Orangetheory Fitness, Qdoba Mexican Grill, Rite Aid, Shannondell Valley Forge, Wells Fargo, KeyBank, McDonald's, Panera, Applebee's, Arby's, Wendy's, Bank of America, Longhorn, Walmart, Marshalls, Michaels, JoAnn.

****Available**
21,000 SF
RETAIL**

**Available
6,400 sf
Pad Site
Building**

**1,231 SF
Available**

**5,850 SF
Restaurant
Available**

**1,968 SF
Available**

1,231 SF

1,968 SF

**2,400 SF
Available**

**1,600 SF
Available**

