

# Audubon Square

Egypt Road & Trooper Road/Route 363  
Audubon, PA 19403



## JOIN



EXPANSION:  
21,000 SF RETAIL (DIV)  
6,400 SF PAD WITH  
DRIVE-THRU (DIV)



Forge Ave.

1,968 SF Available

1,231 SF Available

HOMewood  
SUITES  
Hilton

CHICK'S  
& PEAS

Wawa

5,850 SF  
Restaurant  
Available

RITE  
AID

WELLS  
FARGO

Shannondell  
Blvd.

Egypt Road

24,000 VPD

GIANT

PET VALU

hair cutters

2,400 SF  
Available

1,600 SF  
Available

KeyBank

Orangetheory

McDonald's

Panera

Applebee's

Arby's

S. Trooper Road / Route 363

25,000 VPD

LONGHORN

Chick-fil-A

Bank of America

Wendy's



## HIGHLIGHTS

- Located at the signalized intersection of Egypt & Trooper Roads (Route 363)
- One mile from Trooper/Audubon Exit of Rt. 422
- High traffic volumes - 24,000 VPD Trooper Road and 24,000 VPD on Egypt Road
- GLA - 182,838 SF & growing

## CONTACT

610-650-0706

Alyssa Neilson-Borzillo  
alyssa.n@audubonland.com

Margaret Lynch  
mlynch@audubonland.com

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,783	68,153	155,486
HOUSEHOLDS	3,176	26,615	61,258
DAYTIME POP	7,396	51,885	125,510
AVG HH INCOME	\$105,160	\$107,305	\$116,314

\*Demographic Source: Applied Geographic Solutions 6/2018

## AUDUBON LAND DEVELOPMENT

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



# Audubon Square

## SITE PLAN

