



FREESTANDING DRIVE-THRU OPPORTUNITY | AUDUBON, PA

2610 Egypt Rd.
AUDUBON, PA 19403



OFFERING SUMMARY

Lease Rate:	\$140,000/yr (NNN)
Building Size:	2,834 SF

PROPERTY OVERVIEW

This prime commercial property offers a unique opportunity for restaurateurs, retailers, or service providers looking to establish a presence in a high-traffic area of Audubon, PA. The former Arby's fast-food restaurant, situated on a 0.75-acre parcel, boasts a spacious 2,834 square feet of well-constructed building space, including an efficient drive-thru design that can cater to the increasing demand for convenience-oriented services.

PROPERTY HIGHLIGHTS

- High visibility and easy access from Egypt Road
- Close proximity to major roadways, enhancing connectivity to surrounding areas
- Situated within a developed commercial zone, surrounded by a mix of retailers, restaurants, and services
- Positioned near residential communities and schools, ensuring a consistent flow of potential customers

This former Arby's location not only provides an established site for a drive-thru restaurant but offers the flexibility to adapt to various business models. With its prime location, existing infrastructure, and strong demographic support, this property presents an excellent investment opportunity in Audubon, PA.

JIM O'HARA

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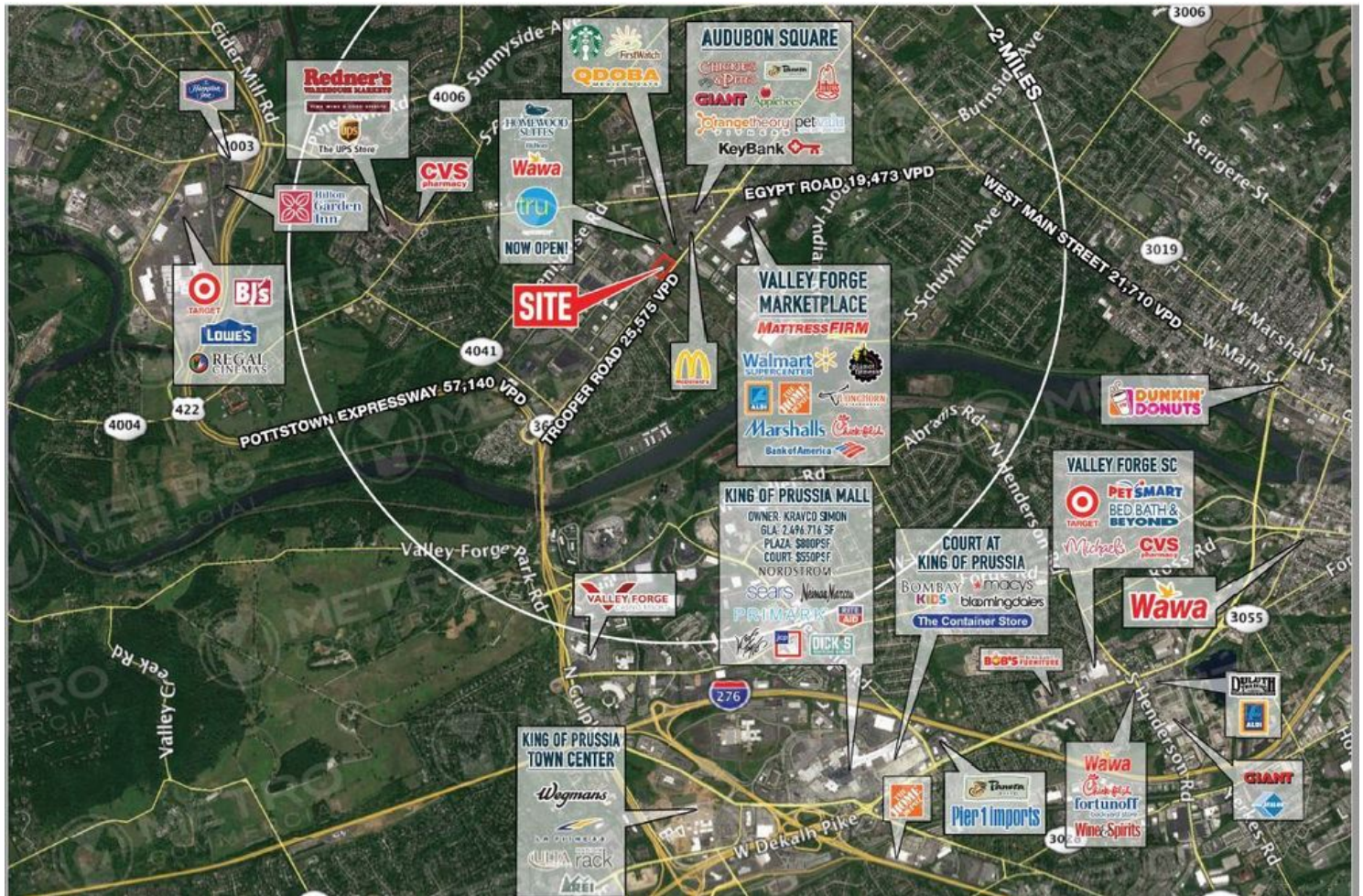
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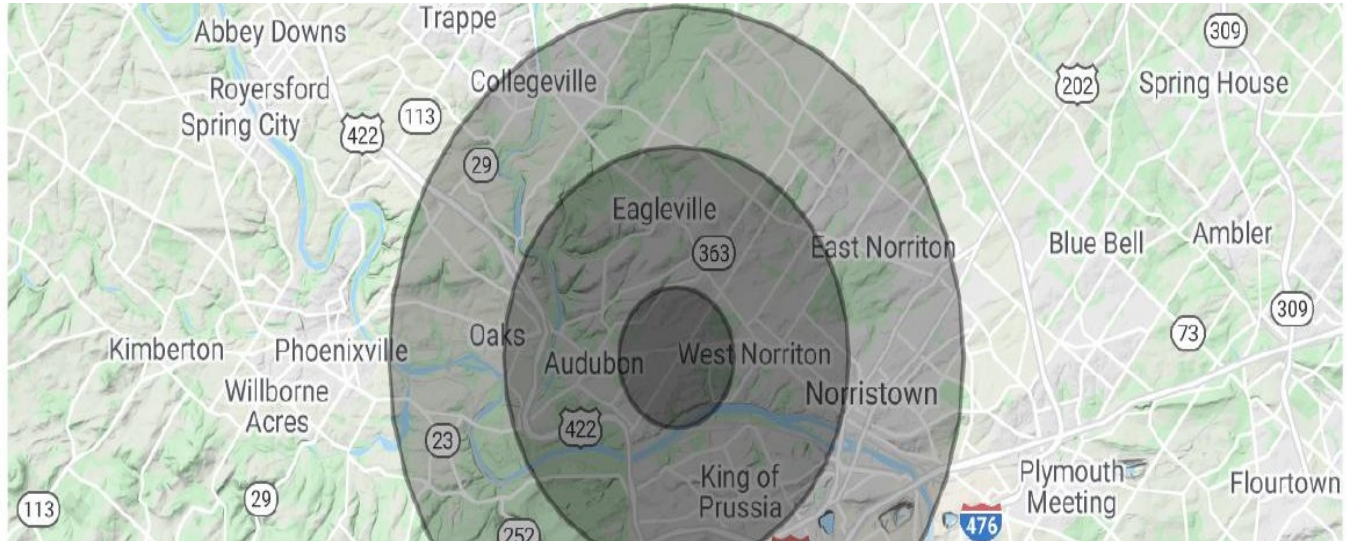
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,210	58,340	168,520
Average Age	41.2	39.8	37.6
Average Age (Male)	38.5	37.4	35.9
Average Age (Female)	43.9	42.1	39.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,980	23,410	67,650
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$104,071	\$108,132	\$101,950
Average House Value	\$355,200	\$375,100	\$390,800

* Demographic data derived from 2024 ACS 5-Year Estimates (U.S. Census Bureau)

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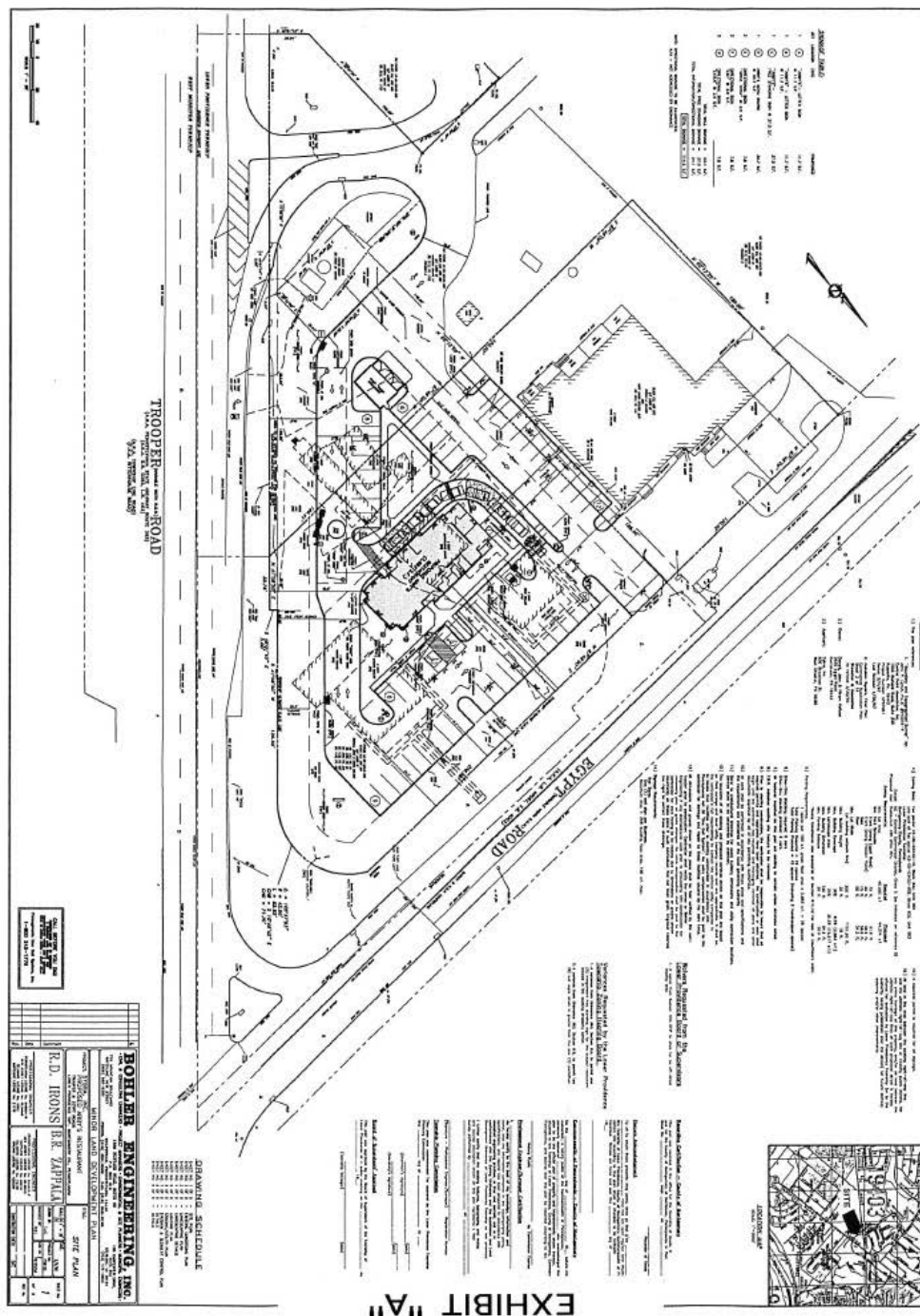
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