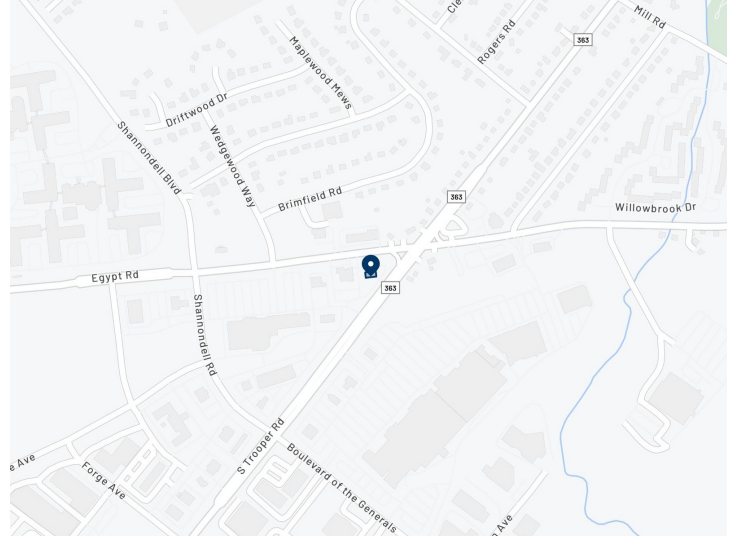


FREESTANDING DRIVE-THRU OPPORTUNITY

2610 EGYPT ROAD, AUDUBON, PA 19403



OFFERING SUMMARY

Lease Rate:	\$140,000/yr (NNN)
Building Size:	2,834 SF
Parcel Size:	0.75 Acres
Drive-Thru:	In Place
Configuration:	Freestanding

PROPERTY OVERVIEW

2610 Egypt Road is a freestanding 2,834 SF building on a 0.75-acre pad with drive-thru infrastructure already in place. The site holds direct frontage and access on Egypt Road at the S. Trooper Road corridor, one-tenth of a mile from Valley Forge Marketplace and within three-tenths of a mile of Walmart and Wawa. Trooper Road carries the site to Route 422 / Pottstown Expressway, and King of Prussia sits 3.1 miles southeast. The building suits quick-service and fast-casual restaurant operators, and adapts to coffee, bakery, pharmacy, banking and convenience-oriented retail or service concepts that require a dedicated drive-thru lane.

PROPERTY HIGHLIGHTS

- **Existing drive-thru lane** and dedicated surface parking in place
- 2,834 SF freestanding building on a **0.75-acre pad**
- Egypt Road frontage — **19,473 VPD**; Trooper Road — **25,575 VPD**
- Route 422 / Pottstown Expressway — **57,140 VPD**
- Valley Forge Marketplace 0.1 mi • Walmart 0.2 mi • King of Prussia 3.1 mi
- **77.3K annual visits** recorded at the site (Placer.ai, Feb. 2024 – Feb. 2025)

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PROPERTY FOR LEASE

FREESTANDING DRIVE-THRU OPPORTUNITY

2610 EGYPT ROAD, AUDUBON, PA 19403



Building exterior and Egypt Road frontage — 2610 Egypt Road, Audubon, PA

BUILDING & SITE

BUILDING SIZE

2,834 SF

PARCEL SIZE

0.75 Acres

CONFIGURATION

Freestanding Pad

DRIVE-THRU

In Place

PARKING

Dedicated Surface Lot

FRONTAGE

Egypt Road

SUITABLE USES

Quick-service and fast-casual restaurant, coffee, bakery, pharmacy, banking, and convenience-oriented retail or service concepts. The existing drive-thru lane and freestanding footprint allow a tenant to open without building a new pad.

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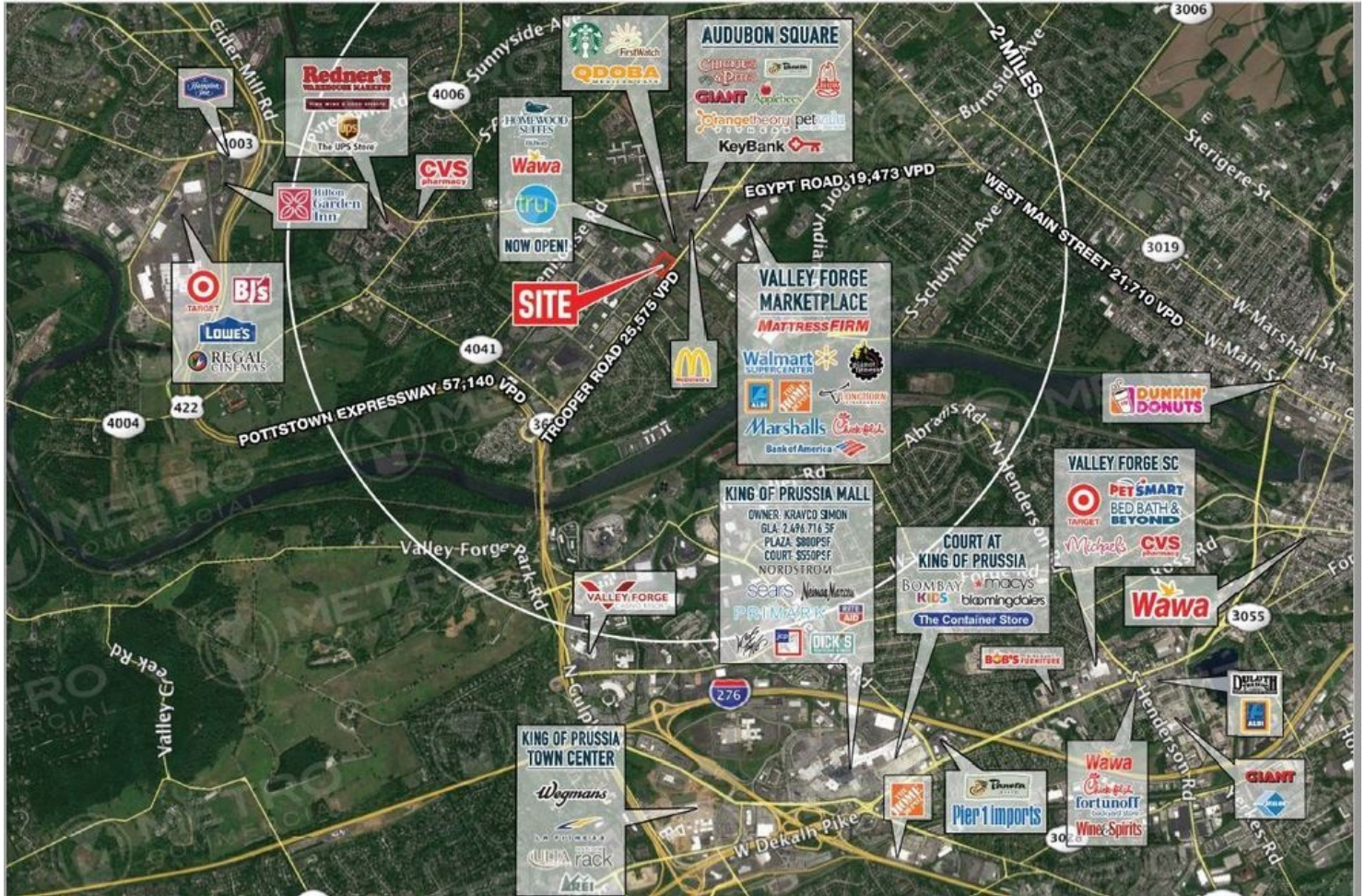
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FREESTANDING DRIVE-THRU OPPORTUNITY

2610 EGYPT ROAD, AUDUBON, PA 19403



LOCATION OVERVIEW

The property sits at the center of the Audubon / Oaks retail corridor. Valley Forge Marketplace — anchored by Walmart Supercenter, Marshalls, Chick-fil-A and Mattress Firm — is one-tenth of a mile away, with Walmart at two-tenths and Wawa at three-tenths of a mile. Marketplace at Oaks is 2.7 miles west along Egypt Road, in the same Oaks node as the Greater Philadelphia Expo Center.

Trooper Road connects the site directly to Route 422 / Pottstown Expressway, placing 2610 Egypt Road inside both the local Audubon trade area and the larger King of Prussia market. King of Prussia and Valley Forge Shopping Center sit 3.1 miles southeast, and Providence Town Center in Collegeville is 4.7 miles northwest.

0.1 mi

Valley Forge Marketplace

0.2 mi

Walmart Supercenter

0.3 mi

Wawa — S. Trooper Road

2.7 mi

Marketplace at Oaks

3.1 mi

King of Prussia

Distances per Placer.ai, Feb. 1, 2024 – Feb. 1, 2025. Traffic counts as shown on regional aerial.
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PROPERTY FOR LEASE



FREESTANDING DRIVE-THRU OPPORTUNITY

2610 EGYPT ROAD, AUDUBON, PA 19403

SITE AUDIENCE PROFILE

77.3K

ANNUAL VISITS

41K

ANNUAL VISITORS

1.87

VISITS PER VISITOR

15 min

AVERAGE DWELL TIME

\$94.7K

MEDIAN HOUSEHOLD INCOME

Pennsylvania: \$78.2K

45.1%

BACHELOR'S DEGREE OR HIGHER

Pennsylvania: 35.2%

Median age 37.2 (Pennsylvania 40.8) · 2.48 persons per household · Source: Placer.ai, Feb. 1, 2024 – Feb. 1, 2025

CAPTURED MARKET — 70% OF VISITS

\$99,651

MEDIAN HOUSEHOLD INCOME

48.3%

BACHELOR'S OR ADVANCED DEGREE

94.8%

EMPLOYED — LABOR FORCE

Captured-market demographics for the trade area accounting for 70% of visits. Average household income \$126,779; 2.47 persons per household; 68.2% owner-occupied housing. Source: Placer.ai (Census 2024 ACS), Feb. 1, 2024 – Feb. 1, 2025

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	7,210	58,340	168,520
Average Age	41.2	39.8	37.6

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

Radius demographics derived from 2024 ACS 5-Year Estimates (U.S. Census Bureau).

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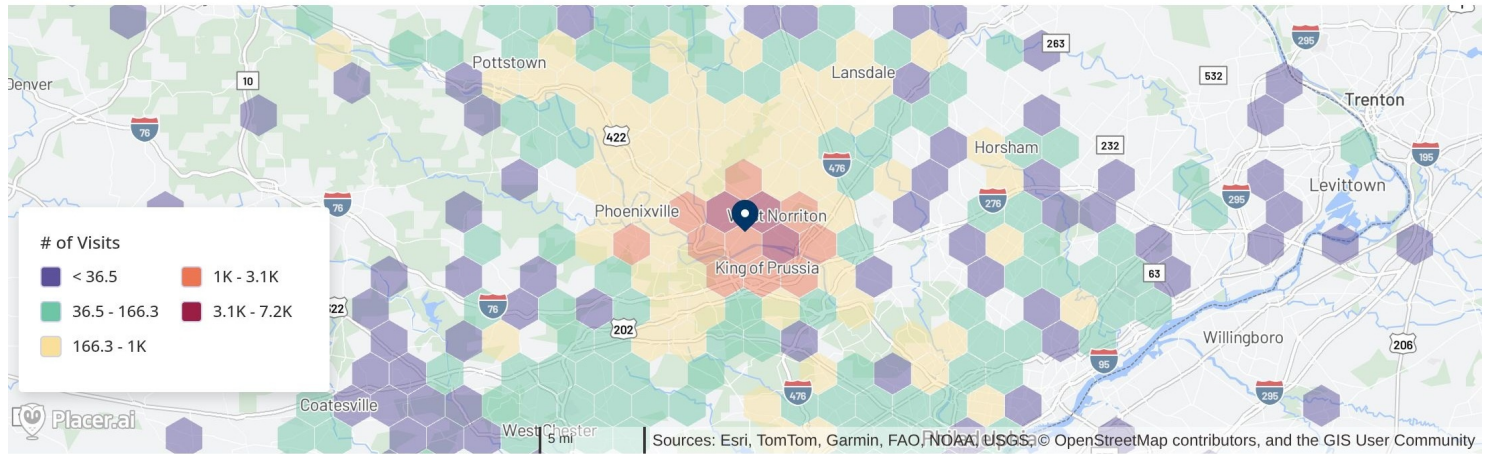
PROPERTY FOR LEASE



FREESTANDING DRIVE-THRU OPPORTUNITY

2610 EGYPT ROAD, AUDUBON, PA 19403

TRADE AREA



Visitor home locations, obfuscated and randomly placed within census blocks. Source: Placer.ai, Feb. 1, 2024 – Feb. 1, 2025

VISITOR ORIGIN BY ZIP CODE

23.4%

19403 — Audubon

10.0%

19401 — Norristown

8.0%

19426 — Collegeville

7.0%

19460 — Phoenixville

5.0%

19406 — King of Prussia

VISITOR CROSS-SHOPPING

Visitors to the site also frequent the major surrounding retail and dining destinations, placing 2610 Egypt Road inside an established, high-activity commercial corridor that runs from Audubon and Oaks through to King of Prussia.

70.8%

King of Prussia

3.1 mi · King of Prussia, PA

67.4%

Valley Forge Marketplace

0.1 mi · S. Trooper Road

62.5%

Providence Town Center

4.7 mi · Collegeville, PA

57.4%

Walmart Supercenter

0.2 mi · S. Trooper Road

53.9%

Marketplace at Oaks

2.7 mi · Mill Road, Oaks

52.1%

Wawa

0.3 mi · S. Trooper Road

Share of site visitors who also visited each destination during the analysis period. Source: Placer.ai, Feb. 1, 2024 – Feb. 1, 2025

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