

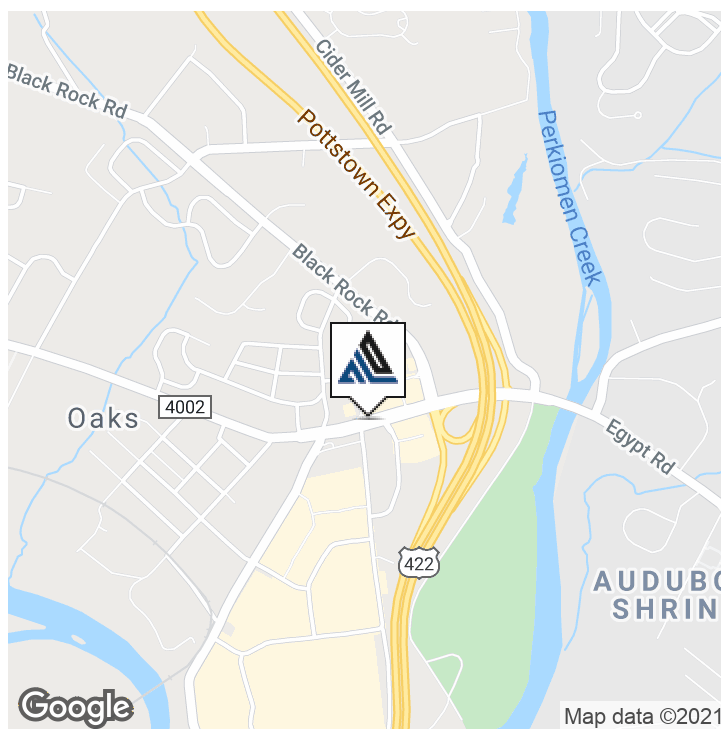
PROPERTY FOR LEASE

OAKS SHOPPING CENTER

1520 EGYPT ROAD, 19456, PA OAKS



AUDUBON LAND
DEVELOPMENT



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	42,000 SF
Available SF:	2,790 - 4,080 SF

PROPERTY OVERVIEW

Oaks Shopping Center has a diverse mix of National, Regional and Local retailers such as WAWA, Wendy's, Buffalo Wild Wings, WSFS, AT&T, QDOBA, Crumbl Cookies, Anytime Fitness, Hand and Stone, and Supercuts. Built in 2014, Oaks Shopping Center is located just off of Route 422, the major thoroughfare of Montgomery County, PA. The Shopping Center has great visibility from Route 422 and Egypt Road and is near the Greater Philadelphia Expo Center.

PROPERTY HIGHLIGHTS

- 2,790 SF (Suite K) Former Pet Valu Available Immediately
- 4,080 SF (Suite F) Available Immediately
- Located at the intersection of Route 422 and Egypt Road.
- Traffic counts of 68,000 AADT on Route 422 and 19,000 AADT on Egypt Road
- 96% Leased, with tenants including WAWA, Buffalo Wild Wings, Wendy's, Moe's Southwest Grill and AT&T
- Desirable location in Oaks, PA

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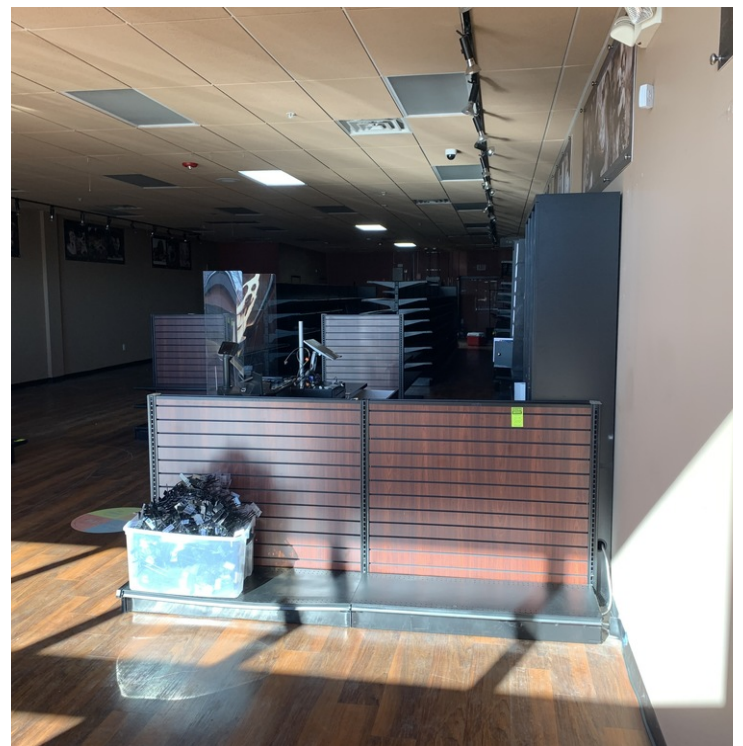
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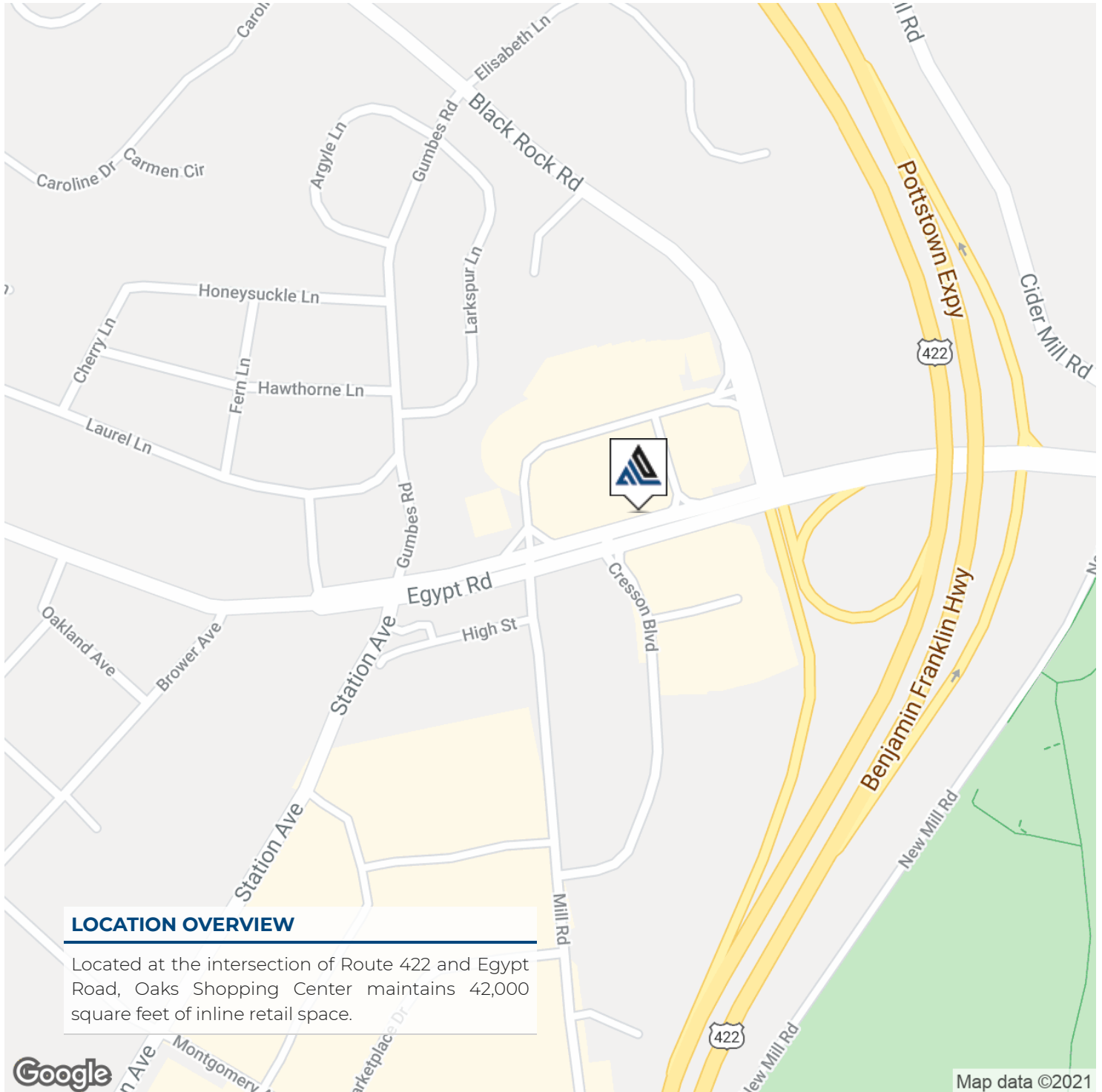
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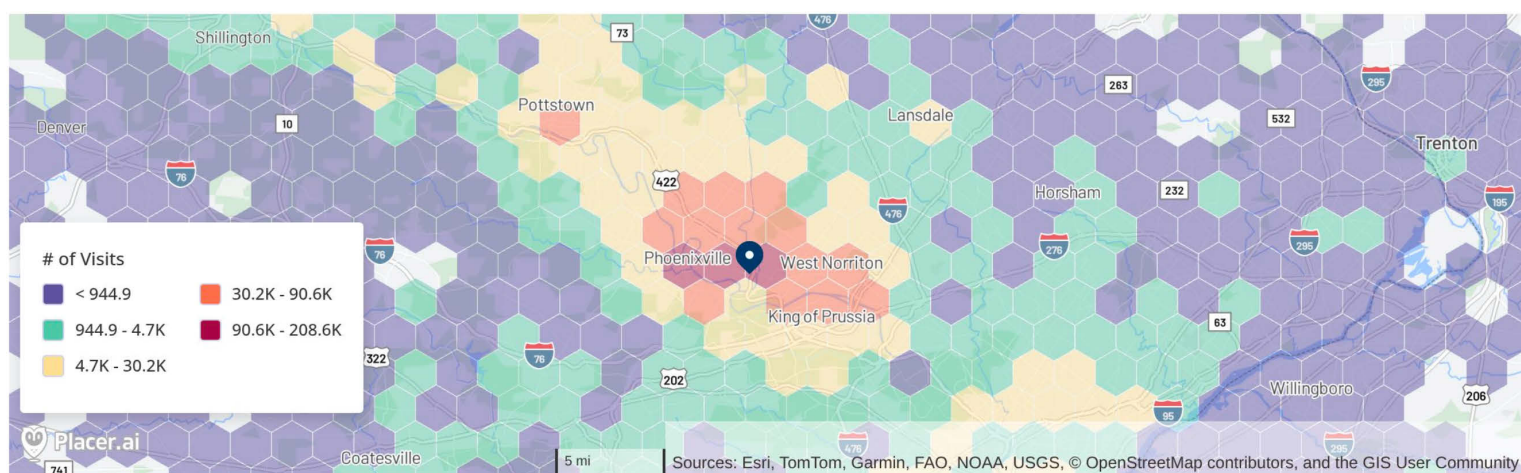
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Jan 1st, 2025 - Dec 31st, 2025

Trade Area data provided by Placer Labs Inc.

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,484	32,078	112,455
Average age	36.9	38.6	38.7
Average age (Male)	36.1	37.4	37.2
Average age (Female)	37.6	40.2	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,338	11,951	42,717
# of persons per HH	2.6	2.7	2.6
Average HH income	\$119,666	\$115,560	\$109,835
Average house value	\$383,288	\$384,442	\$369,658

TRAFFIC COUNTS

7,675/day

* Demographic data derived from 2010 US Census

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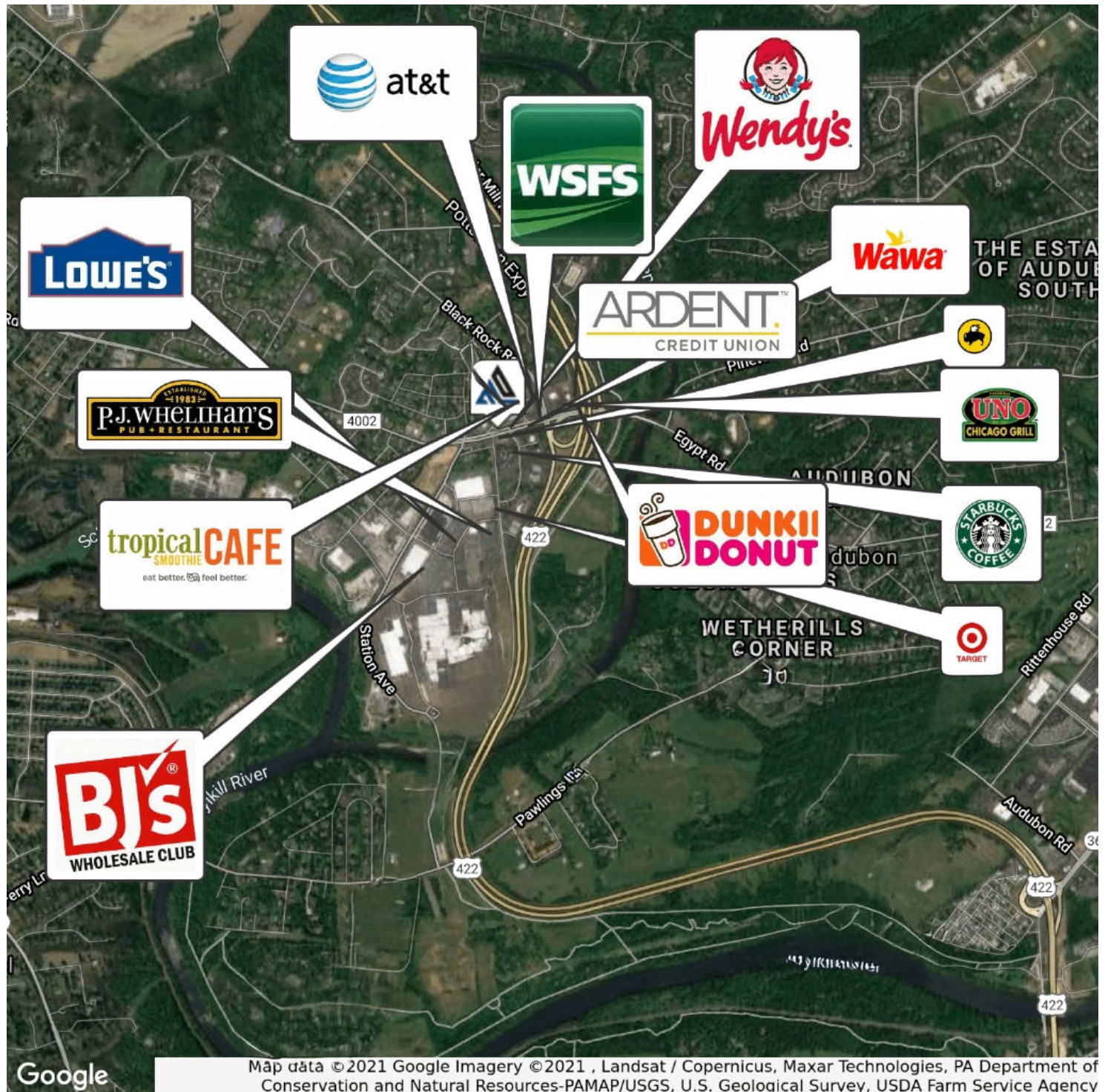
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