

Former Restaurant Available

2601 Egypt Road, Audubon, PA 19403

±950 SF w/ Drive Thru Available For Lease



Questions? Contact Us.

Greg Jones

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p. 610-234-6491

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Highlights

- High-profile corner location at the signalized intersection of S Trooper Road and Egypt Road 19,971 AADT
- ±950 SF freestanding former quick-service restaurant end-cap including existing drive-thru window and lane
- Perfect for coffee, smoothie, food, or pickup-focused concepts
- Prime corner location with excellent street visibility
- Dedicated parking field for customer convenience
- Second generation restaurant opportunity for food users
- Easy access to Route 422, Ridge Pike, and nearby employment centers
- Positioned in a well-established, high-traffic retail trade area

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Demographic	1 Mile	3 Miles	5 Miles
Population	6,873	68,464	171,899
Households	3,232	27,111	68,430
Avg HH Income	\$124,377	\$137,992	\$148,884
Daytime Employees	7,126	48,611	133,207



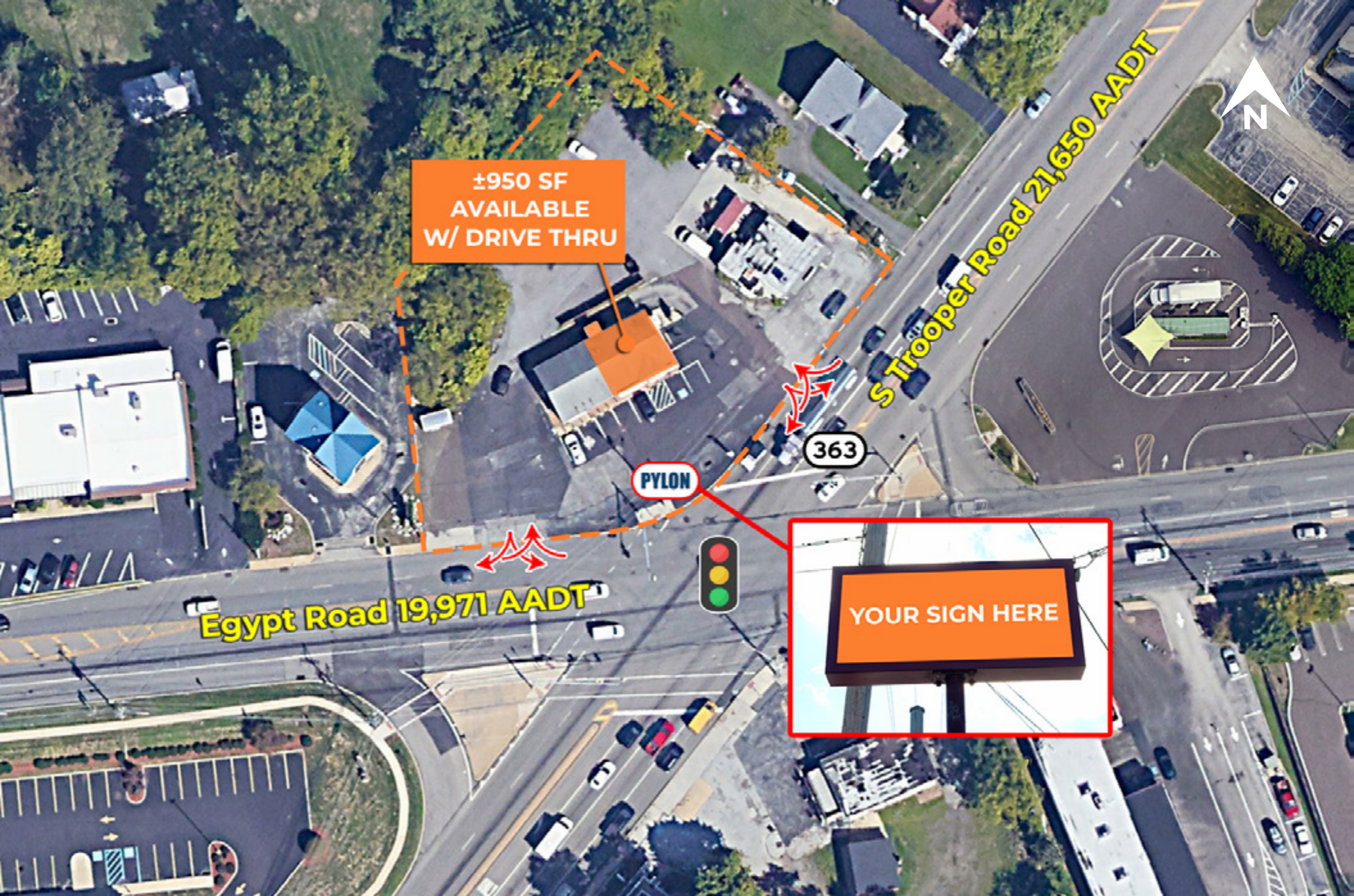
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W/ DRIVE THRU

363

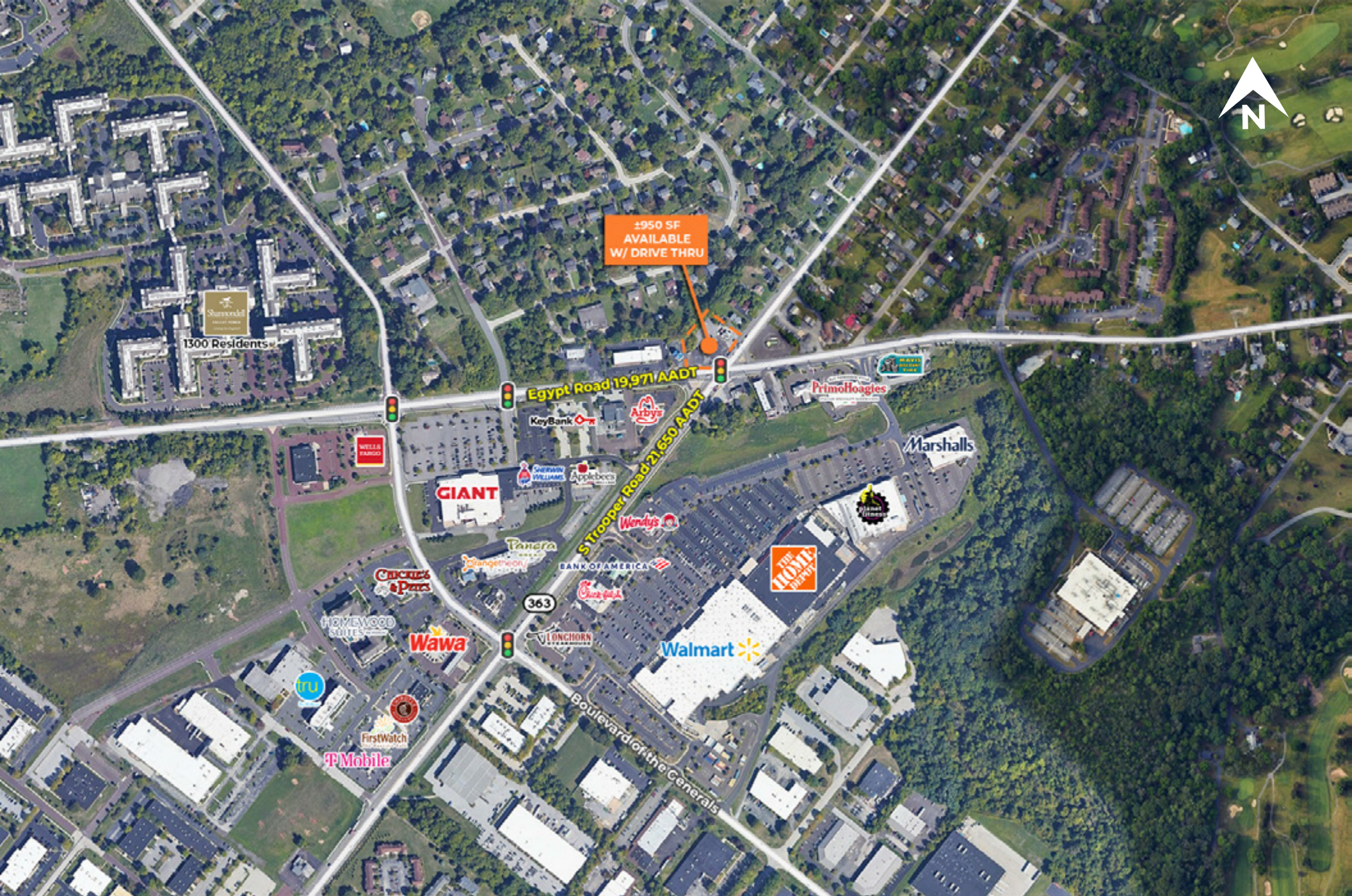
PYLON

S Trooper Road 21,650 AADT

Egypt Road 19,971 AADT

YOUR SIGN HERE

Zoom Aerial



Local Aerial



Market Aerial