

Freestanding Building Available

2609 Egypt Road, Audubon, PA 19403

±5,100 SF Available For Lease



Questions? Contact Us.

Greg Jones

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Highlights

- ±5,100 SF freestanding building ideal for retail, medical, or service-oriented users
- Former pet store with flexible layout and open floor plan
- Ample on-site parking
- Highly visible location situated on Eagle Road with strong daily traffic
- Surrounded by national and regional retailers including Giant, Walmart, Chick-Fil-A, Marshalls and more
- Dense residential population and strong daytime employment in surrounding area
- High average household income: over \$148K within a 5-mile radius
- Excellent opportunity for tenant branding and signage

JOIN THESE MAJOR LOCAL AREA RETAILERS



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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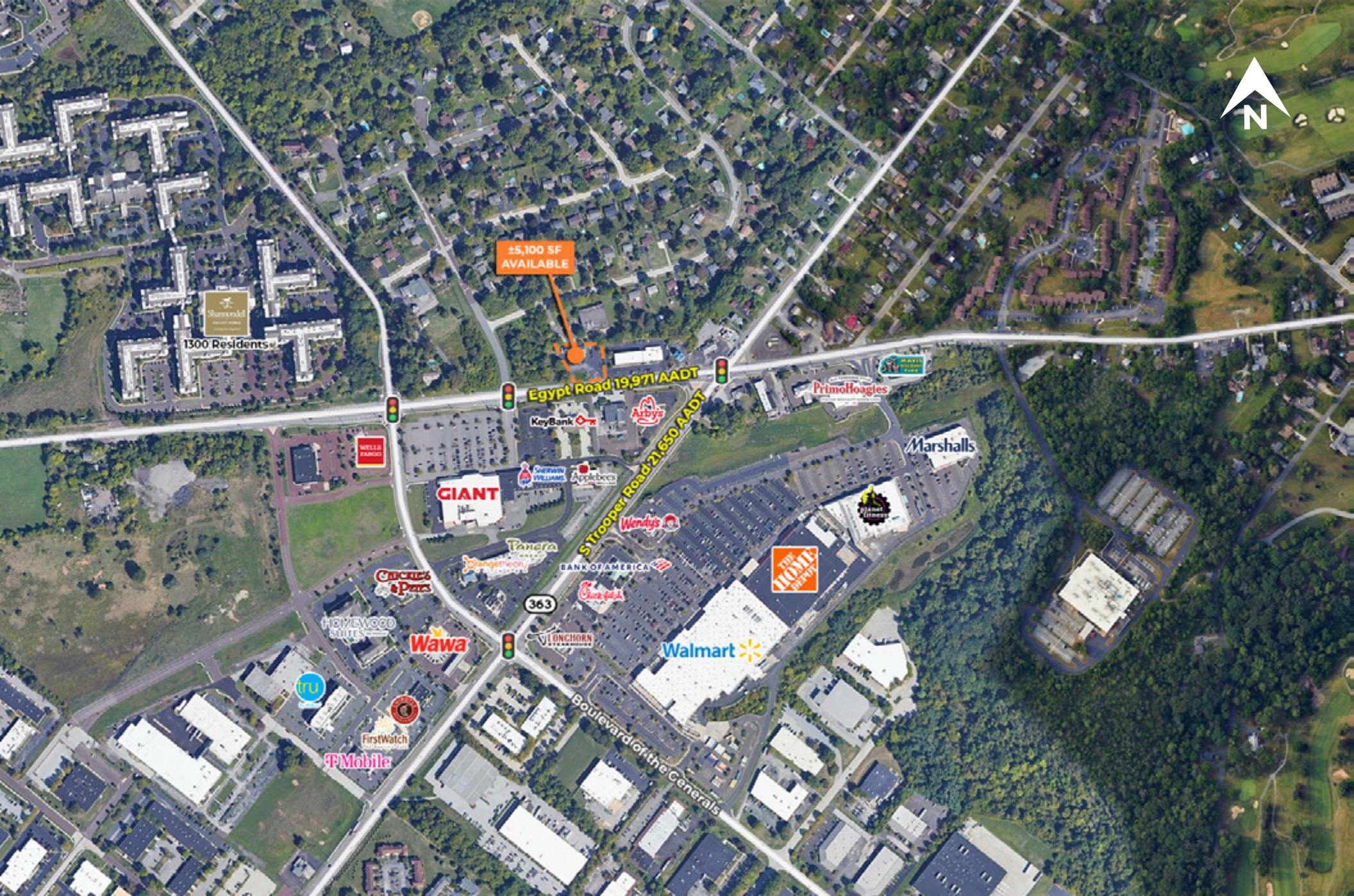


±5,100 SF
AVAILABLE

PYLON

Egypt Road 19,971 AADT

Zoom Aerial



Local Aerial



Market Aerial