

2797 EGYPT ROAD

Audobon, PA | 19403

+/- 1,600 SF/0.93 AC AVAILABLE | FOR LEASE



PROPERTY OVERVIEW

Existing building being renovated, and 1st floor is available for use as a cafe, pub or other retail. Features corner property with traffic light and access in all directions. Easy access to Rt 422, Rt 202 & PA Turnpike. Minutes to King of Prussia.



York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

ANTHONY CURCIO | THEO NOTARAS
610-321-1111
www.bennettwilliams.com

Bennett Williams
COMMERCIAL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.





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PROPERTY HIGHLIGHTS

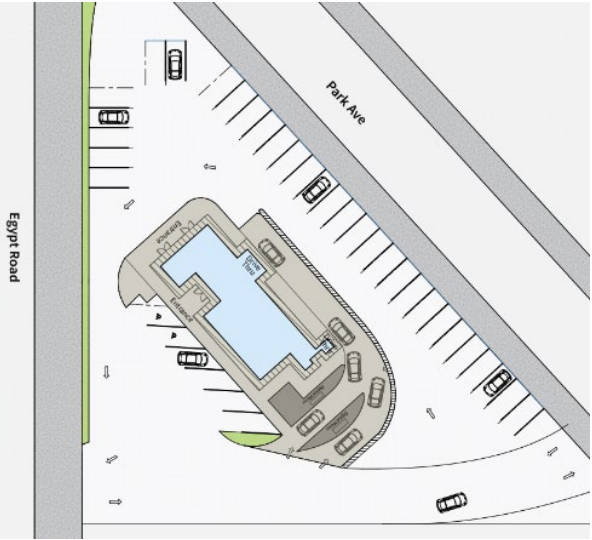
- Easy access to Rt. 422, Rt. 202, and PA Turnpike
- Minutes to King of Prussia
- Traffic light controlled corner of Egypt Road and Park Avenue

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	POPULATION	4,858	46,624	152,014
	TOTAL EMPLOYEES	2,911	34,763	114,475
	AVERAGE HHI	\$121,391	\$135,111	\$129,777
	TOTAL HOUSEHOLDS	1,916	18,832	60,217

TRAFFIC COUNTS

EGYPT ROAD: 19,766 VPD

PAWLINGS ROAD: 10,696 VPD



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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