

# 2674 EGYPT ROAD

AUDUBON SHOPPING CENTER | AUDUBON, PA | 19403



±14,564 SF (CAN BE DEMISED)

**FOR LEASE**



**BILL HESS | JAMIE SCHMIDT**

FOR LEASE INFORMATION: 610.321.1111 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



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# PROPERTY OVERVIEW

*This former 14,575 SF Rite Aid offers a highly flexible retail opportunity within the well-established Audubon Shopping Center, anchored by a high-performing Giant supermarket. The space can be leased in its entirety or easily subdivided to accommodate multiple tenants. Featuring excellent visibility and prominent frontage along Egypt Road, the site provides strong daily traffic counts (18,525 VPD) and convenient access for the surrounding residential community. Ample parking and proximity to other national co-tenants make this a prime location for retail, fitness, or service-oriented users.*



# MARKET OVERVIEW

*Located just off RT-422 at the intersection of S. Trooper Road and Egypt Road, this site sits in a dense, well-established trade area with strong household incomes and a solid daytime population. The neighboring communities of King of Prussia, Phoenixville, and Colledgeville offer a mix of longtime neighborhoods and ongoing residential growth, along with several major employers. This stretch of Audubon is already a busy retail corridor, with a strong mix of national and regional brands nearby. Giant pulls steady daily traffic, and Egypt Road serves as a main route through the area, giving tenants consistent visibility and easy access. Strong schools, stable housing, and an active local retail market help support ongoing demand for new stores and service users.*

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	66,316	173,449	315,012
EMPLOYEES	49,709	132,257	246,529
AVERAGE HHI	\$144,542	\$152,625	\$171,661
HOUSEHOLDS	27,416	69,046	122,917

**TRAFFIC COUNTS:** Egypt Rd ±18,000 VPD



# HIGHLIGHTS

- SF: 14,564 SF
- Audubon Square Shopping Center
  - 4.8 M visitors per year – Placer.AI
- Former Rite Aid
- Excellent Visibility from Egypt Road
  - (18,525 VPD)
- Utilities: Public
- \$24.00/SF + \$9.69 NNN

# MARKET OVERVIEW



SHANNONDELL AT VALLEY FORGE

**SITE**

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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## CONTACT US

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

