

AUDUBON SQUARE EXPANSION II

SOUTH TROOPER ROAD & FORGE AVENUE, AUDUBON, PA

±1,400 - 21,000 SF & 6,400 SF PAD SITE WITH DRIVE-THRU!

JOIN



Sprint



property highlights.

- Coming Fall 2020!
- Unmatched visibility and access on Audubon's prime retail corridor: Trooper Road
- Trooper Road Traffic Count: 25,766 VPD
- 3 miles from King of Prussia and 5,000 new apartments
- Less than one mile from Trooper/Audubon Exit of Route 422 (113,271 VPD) and easily accessible to King of Prussia
- Perfect for restaurants, brew pubs, medical/urgent care, boutique fitness, salons, banks/credit unions and specialty pet uses.



stats.

2018 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,174	66,147	164,193
EST. DAYTIME POP.	11,965	92,828	209,263
EST. HOUSEHOLDS	3,095	26,228	64,103
EST. AVG. HH INCOME	\$110,928	\$109,625	\$117,739

TROOPER ROAD TRAFFIC COUNT: 25,776 VPD *ESRI 2018



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get in touch.

GREG JONES

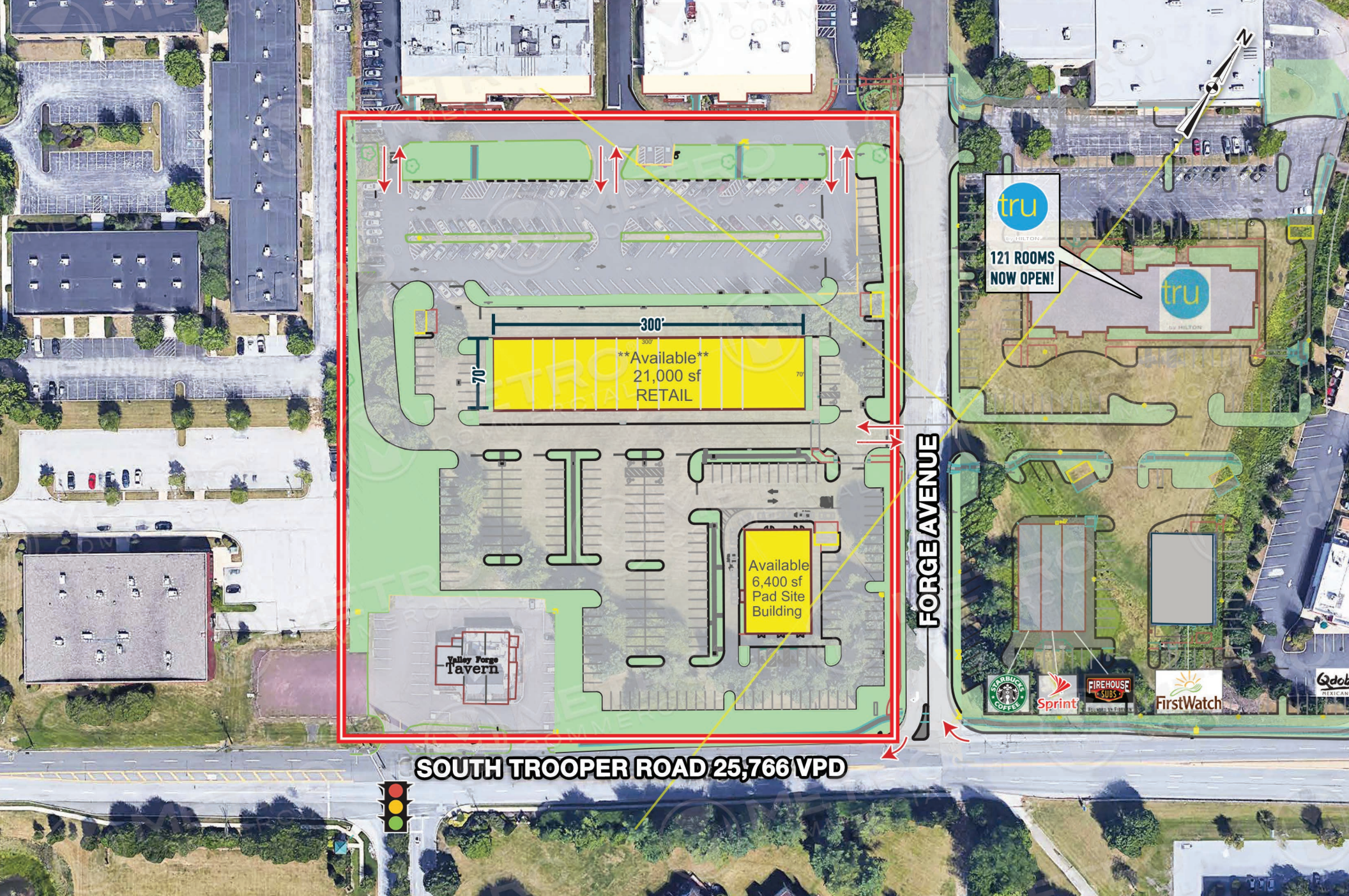
office 610.825.5222
direct 610.260.2662
gjones@metrocommercial.com

MELISSA LIPPE

office 610.825.5222
direct 610.260.2677
mlippe@metrocommercial.com

SAMUEL THIERS

office 610.825.5222
direct 610.260.2665
sthiers@metrocommercial.com



SOUTH TROOPER ROAD 25,766 VPD

FORGE AVENUE

tru
BY HILTON
**121 ROOMS
NOW OPEN!**

**Valley Forge
Tavern**

**Available
6,400 sf
Pad Site
Building**

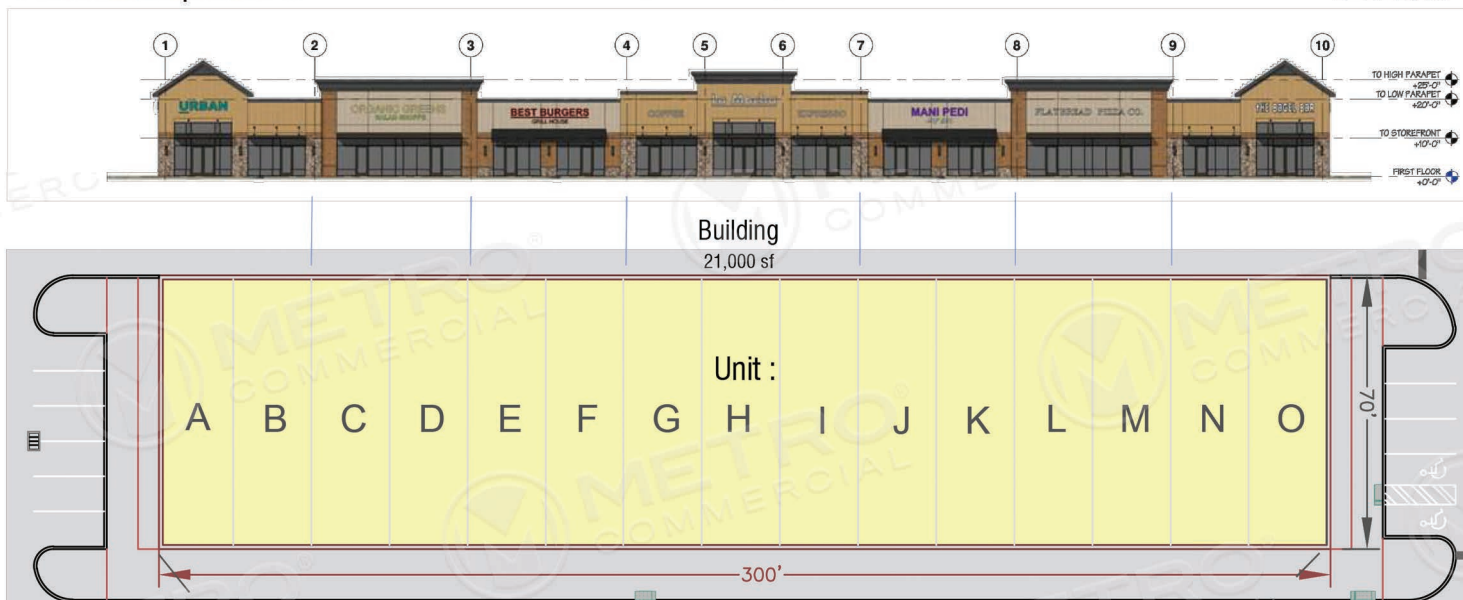
**** Available **
21,000 sf
RETAIL**



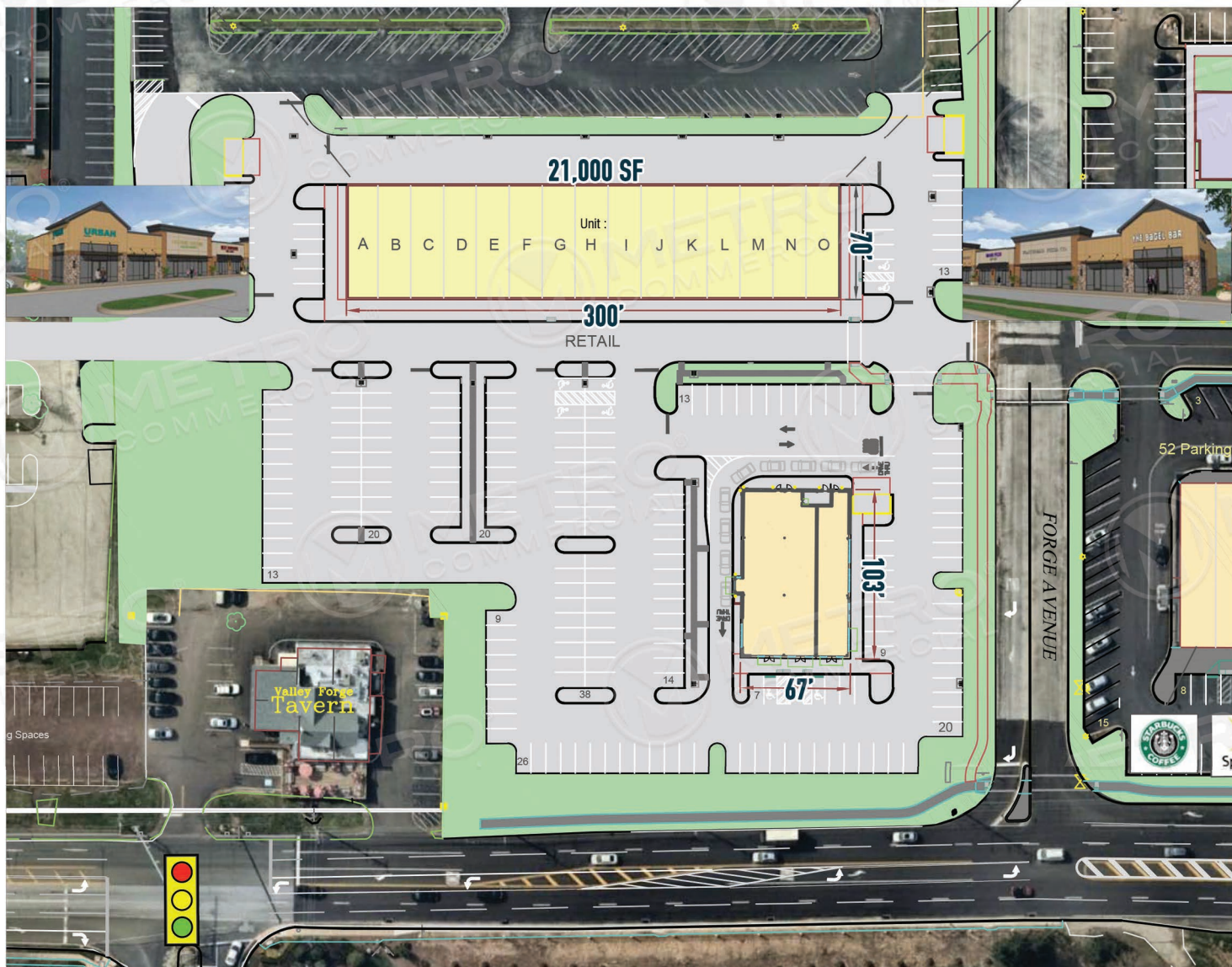
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SOUTH TROOPER ROAD & FORGE AVENUE AUDUBON, PA

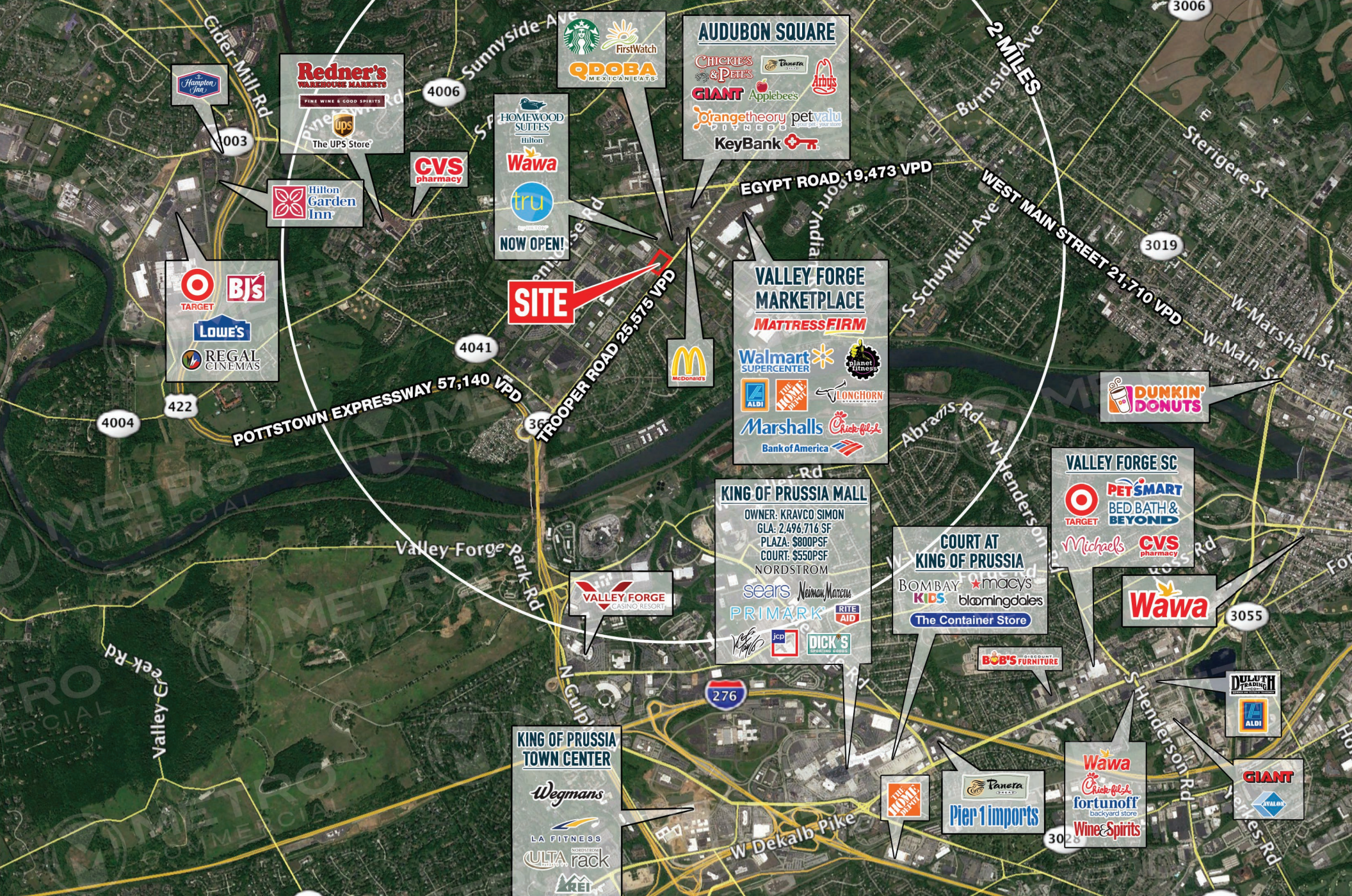




Site Plan



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Stoughton Vine

Redner's Warehouse Markets
FINE WINE & GOOD SPIRITS

The UPS Store

CVS pharmacy

Hilton Garden Inn

Starbucks

First Watch

QDOBA MEXICAN EATS

HOMEWOOD SUITES by Hilton

Wawa

tru

NOW OPEN!

SITE

McDonald's

AUDUBON SQUARE

CHICK'S & PETE'S

GIANT

Applebee's

petvalley

KeyBank

VALLEY FORGE MARKETPLACE

MATTRESS FIRM

Walmart SUPERCENTER

ALDI

THE HOME DEPOT

LONGHORN

planet fitness

Marshalls

Bank of America

Chick-fil-A

KING OF PRUSSIA MALL

OWNER: KRAVCO SIMON

GLA: 2,496,716 SF

PLAZA: \$800PSF

COURT: \$550PSF

NORDSTROM

sears

Neiman Marcus

PRIMARK

RITE AID

JCP

DICK'S Sporting Goods

COURT AT KING OF PRUSSIA

BOMBAY

macy's

KIDS

bloomingdale's

The Container Store

VALLEY FORGE SC

TARGET

PET SMART

BED BATH & BEYOND

Michaels

CVS pharmacy

Wawa

BOB'S FURNITURE

DULUTH HOME FURNISHINGS

ALDI

KING OF PRUSSIA TOWN CENTER

Wegmans

LA FITNESS

ULTA rack

KREI

THE HOME DEPOT

Panera SEEDS

Pier 1 imports

Wawa

Chick-fil-A

fortunoff backyard store

Wine & Spirits

GIANT

AVANTAGE

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