

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.

2019 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,137	66,632	163,948
EST. DAYTIME POP.	11,965	92,828	209,263
EST. HOUSEHOLDS	3,074	26,389	63,964
EST. AVG. HH INCOME	\$110,488	\$109,493	\$117,352

TROOPER ROAD TRAFFIC COUNT: 25,776 VPD *ESRI 2019



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get in touch.

GREG JONES

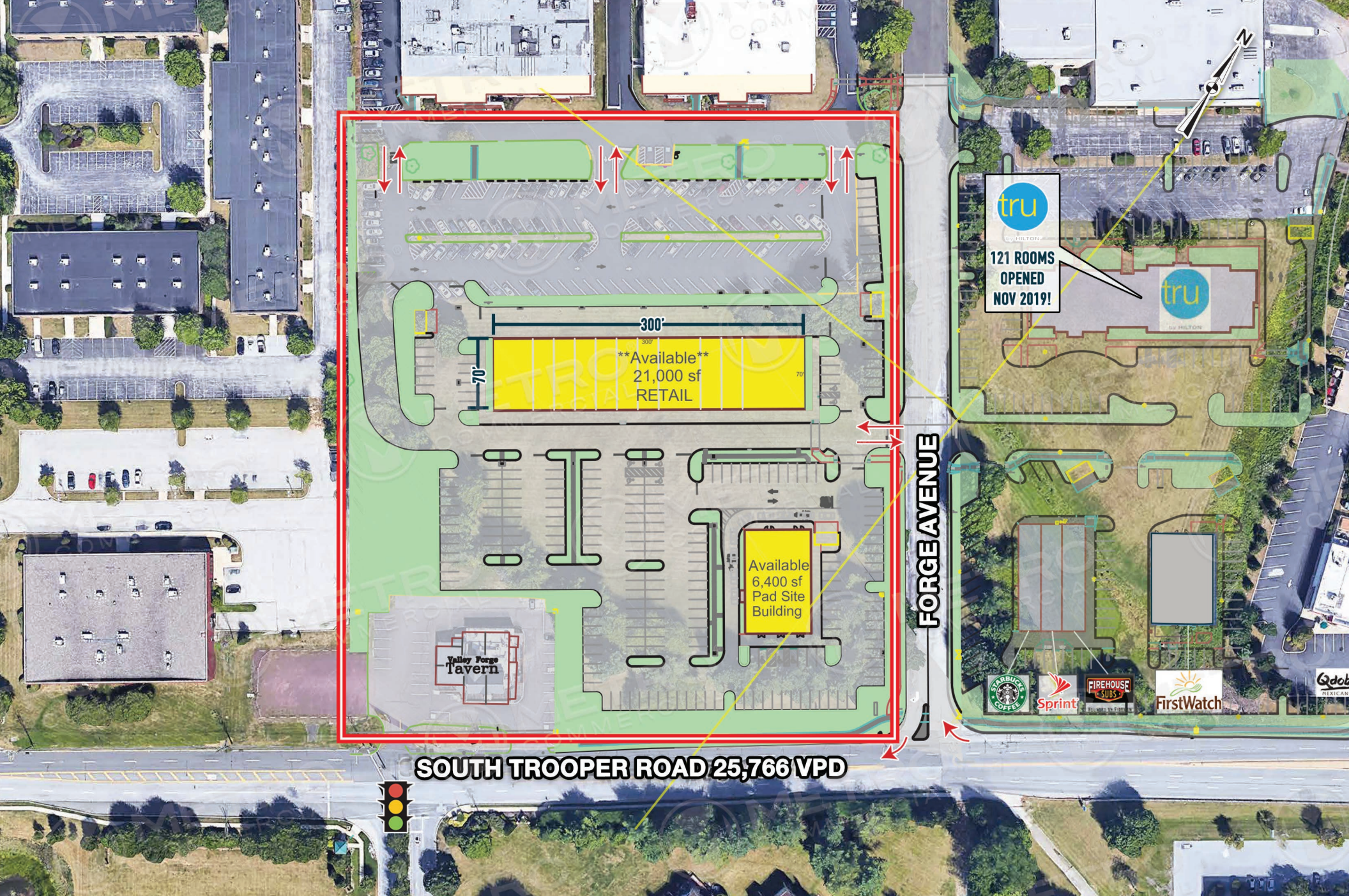
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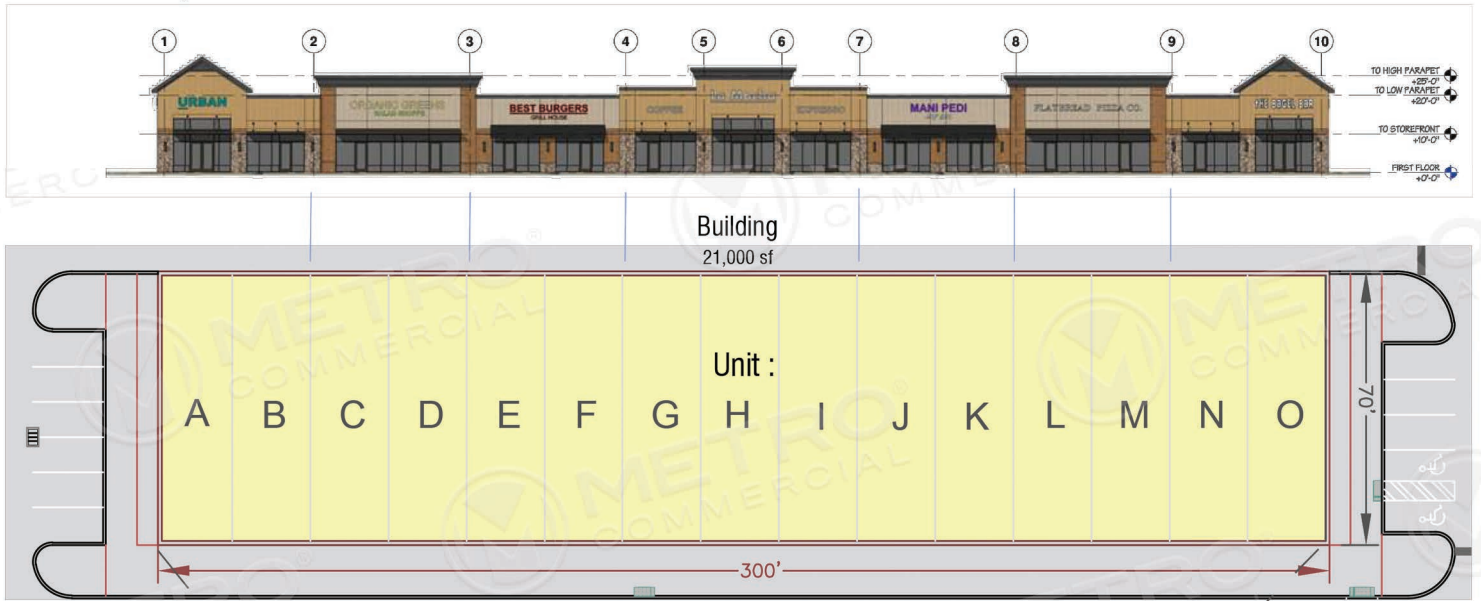
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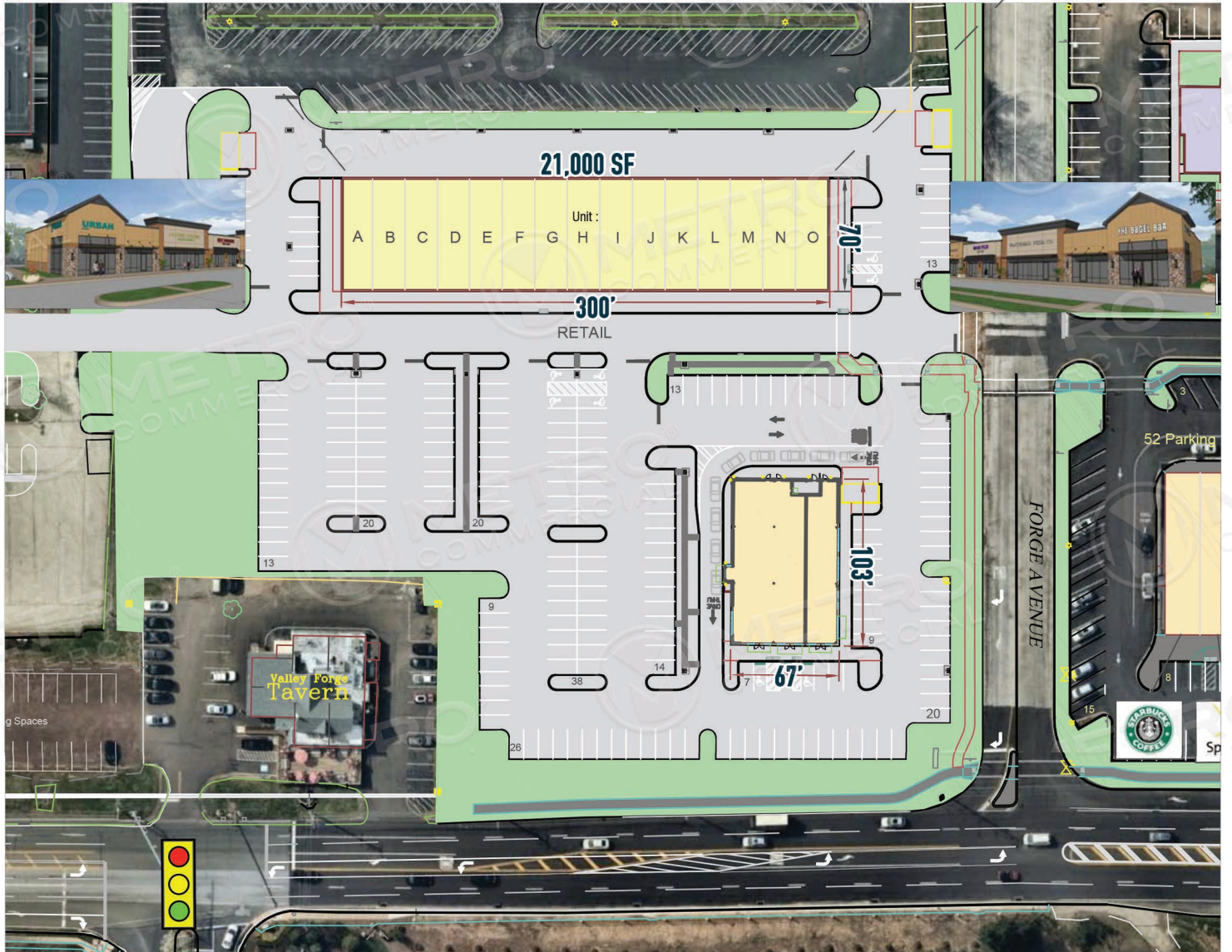
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SOUTH TROOPER ROAD & FORGE AVENUE AUDUBON, PA

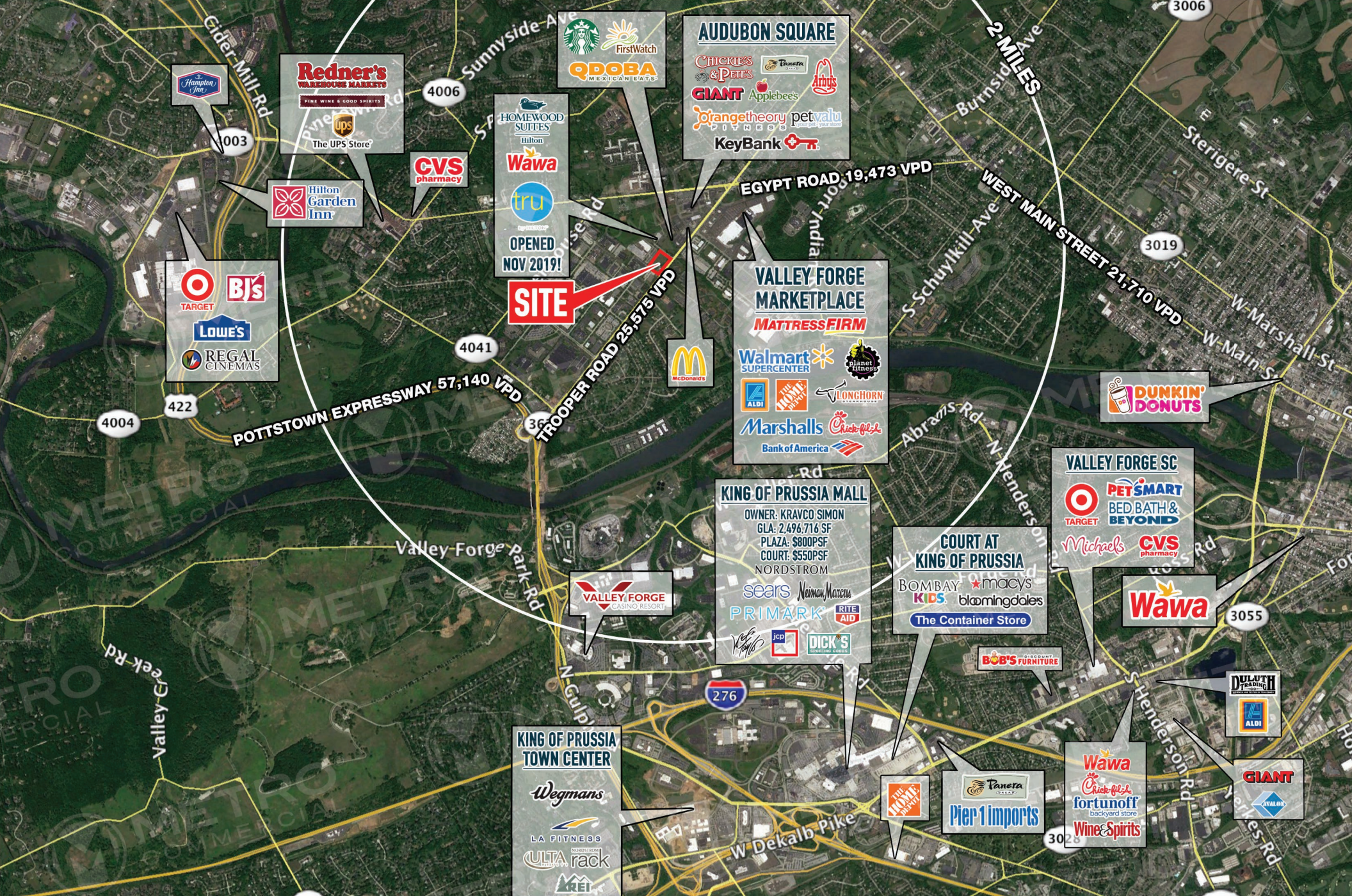




Site Plan



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Stoughton Vine

Redner's
WAREHOUSE MARKETS
FINE WINE & GOOD SPIRITS

The UPS Store

CVS
pharmacy

Hilton
Garden
Inn

HOMWOOD
SUITES
Hilton

Wawa

tru

OPENED
NOV 2019!

SITE

Starbucks

FirstWatch

QDOBA
MEXICAN EATS

AUDUBON SQUARE

CHICK'S & PETE'S

GIANT

Applebee's

petvalley

KeyBank

Target

BI's

LOWE'S

REGAL
CINEMAS

**VALLEY FORGE
MARKETPLACE**

MATTRESS FIRM

Walmart
SUPERCENTER

ALDI

Planet Fitness

LONGHORN

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

**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

DULUTH
BUILDING

ALDI

GIANT

AVANTAGE

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AUDUBON, PA**

