

AUDUBON VILLAGE

2850 AUDUBON VILLAGE DRIVE, EAGLEVILLE, PA

±800 - 45,690 SF AVAILABLE FOR LEASE



property highlights.

- Big box opportunity in a highly concentrated retail area
- Close proximity and easy access to Routes 422 and 363
- Surrounded by dense residential population
- Prominent pylon signage facing Egypt Road and Pawlings Road
- Strong household incomes of \$ 124,856 within a 3 mile radius
- GLA ±121,014 SF



stats.

2017 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,101	42,574	143,794
EST. HOUSEHOLDS	1,581	16,409	54,304
EST. AVG. HH INCOME	\$107,718	\$124,856	\$118,021

EGYPT ROAD TRAFFIC COUNT: 19,437 VPD *ESRI 2017



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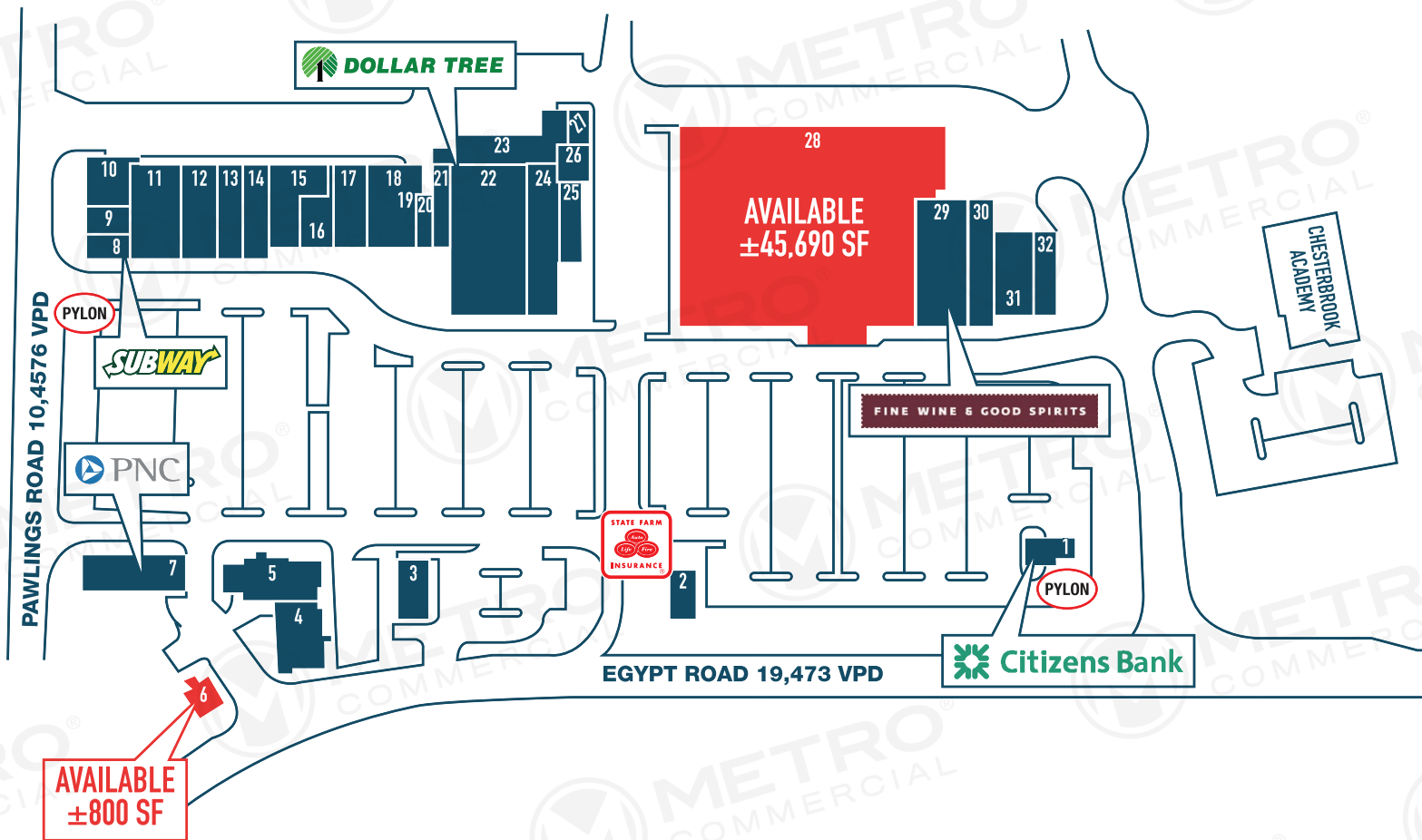
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1. CITIZENS BANK
2. STATE FARM INSURANCE
3. BRUSTERS
4. AUDUBON PHARMACY
5. AUDUBON ALE HOUSE
6. **AVAILABLE ±800 SF**
7. PNC
8. SUBWAY
9. BUTTERCUP BEADS
10. BUSY BEE
11. THE LITTLE GYM
12. CITIZENS BANK
13. VALLEY FORGE MARTIAL ARTS
14. BAZAAR
15. APKA
16. PANDA
17. DR. SPECT OPTICAL
18. SOLAR NAIL & SPA
19. UPS
20. TORNAMBES BARBERSHOP
21. COLORS OF GLASS
22. DOLLAR TREE
23. SOUL BEAT DANCE
24. HOBBY HUT
25. DOUBLE BUBBLE LAUNDRY
26. IGENIUS
27. USPS
28. **AVAILABLE ±45,690 SF**
29. WINE & SPIRITS
30. AUDUBON BEVERAGE
31. TENANT
32. ELITE CLEANERS

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AUDUBON VILLAGE EAGLEVILLE, PA



SUBWAY

DOLLAR TREE

**AVAILABLE
±45,690 SF**

PYLON

PNC

Citizens Bank

PYLON

PAWLINGS ROAD 10,456 VPD

SURREY LANE

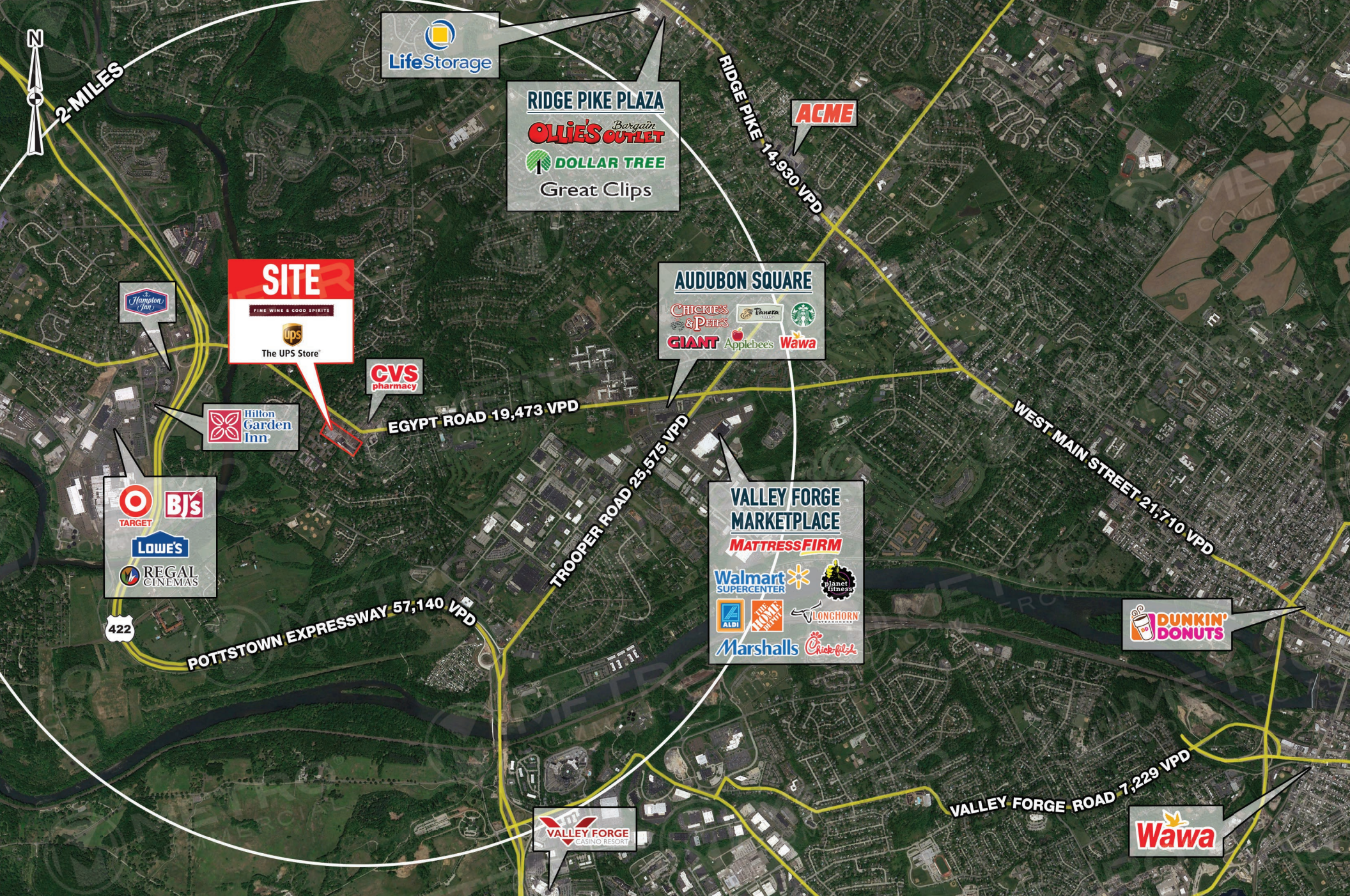
EGYPT ROAD 19,473 VPD

**AVAILABLE
±800 SF**

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**AUDUBON VILLAGE
EAGLEVILLE, PA**





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AUDUBON VILLAGE EAGLEVILLE, PA





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