

FORMER BERTUCCI'S
711 SOUTH TROOPER ROAD
 AUDUBON, PA

±5,850 SF FREESTANDING RESTAURANT AVAILABLE FOR LEASE

JOIN



GIANT



property highlights.

- Prominent second generation restaurant available in Audubon, PA
- Located in the heart of Audubon retail market surrounded by significant daytime population and affluent residential communities
- Unmatched visibility and access on Audubon's prime retail corridor, Trooper Road
- Close proximity to King of Prussia retail trade area
- Trooper Road Traffic Count: 25,766 VPD

stats.

2018 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,130	65,355	161,342
EST. HOUSEHOLDS	3,012	25,668	62,704
EST. AVG. HH INCOME	\$106,409	\$104,766	\$113,019

TRAFFIC COUNT: SOUTH TROOPER ROAD 25,766 VPD *ESRI 2018



METRO[®]
 COMMERCIAL
 REAL ESTATE, INC.

MetroCommercial.com | PHILADELPHIA, PA | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | NAPLES, FL

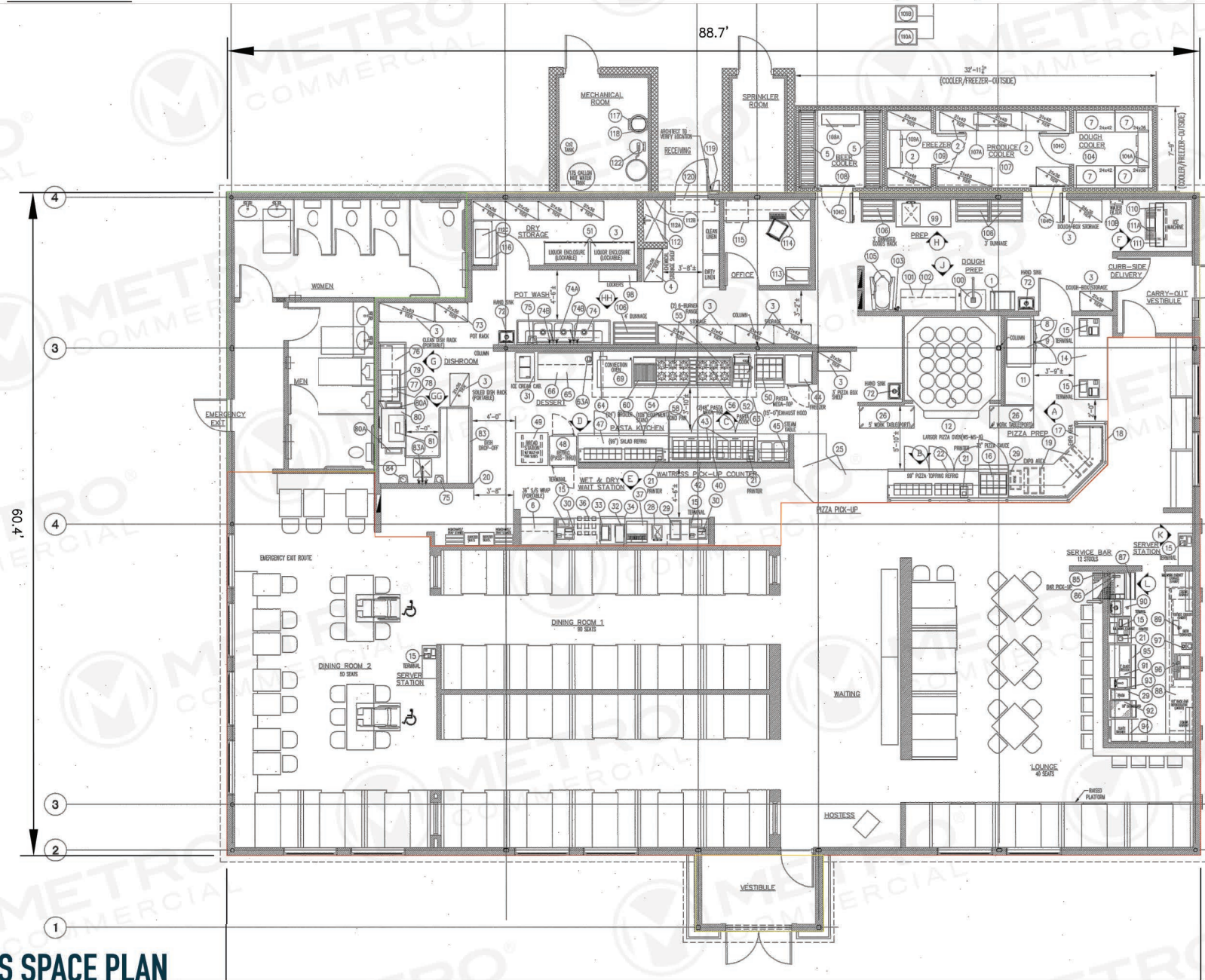
get in touch.

GREG JONES

office 610.825.5222
 direct 610.260.2662
 gjones@metrocommercial.com

MELISSA LIPPE

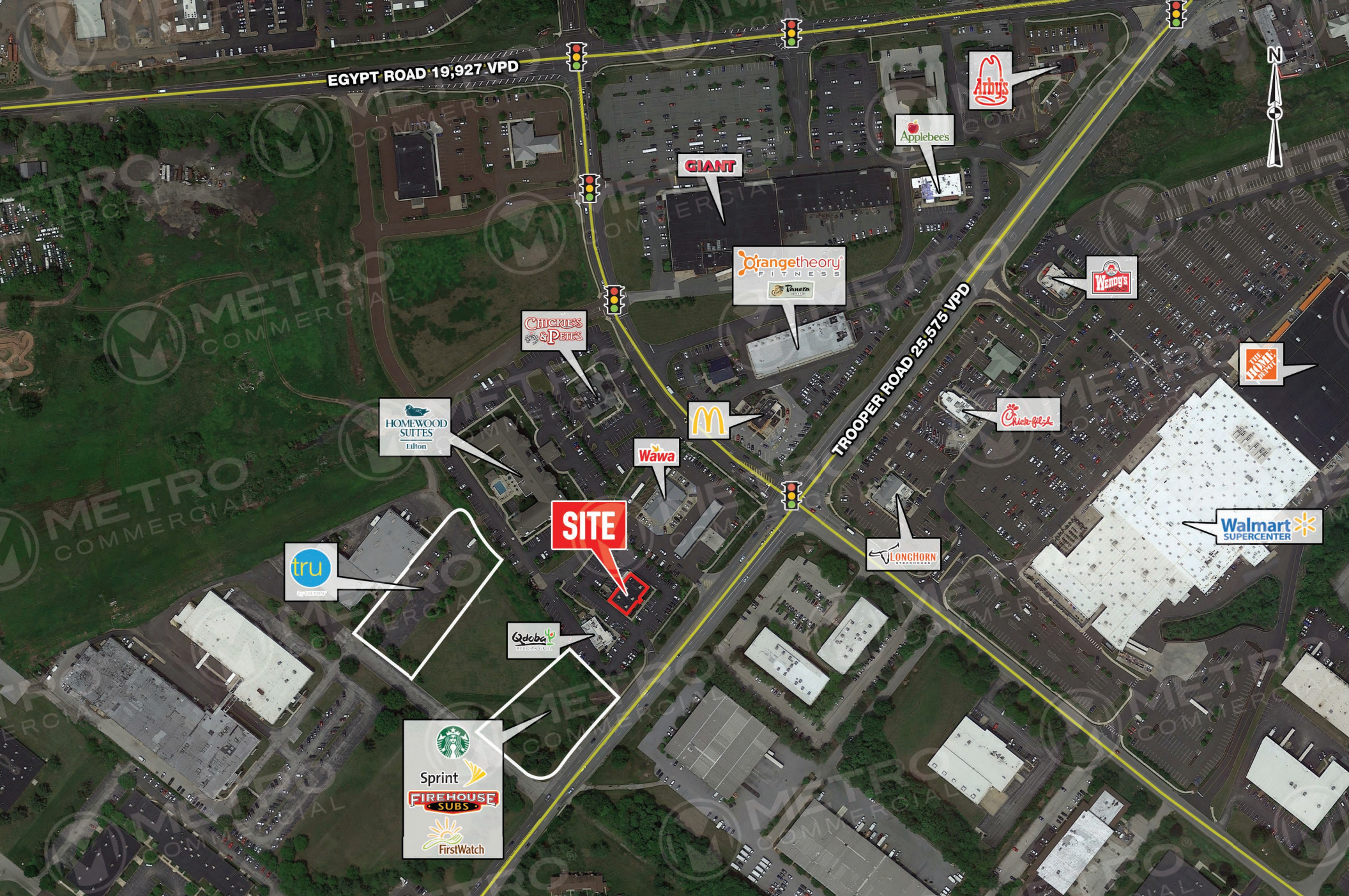
office 610.825.5222
 direct 610.260.2677
 mlippe@metrocommercial.com



BERTUCCI'S SPACE PLAN

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 8.12.19

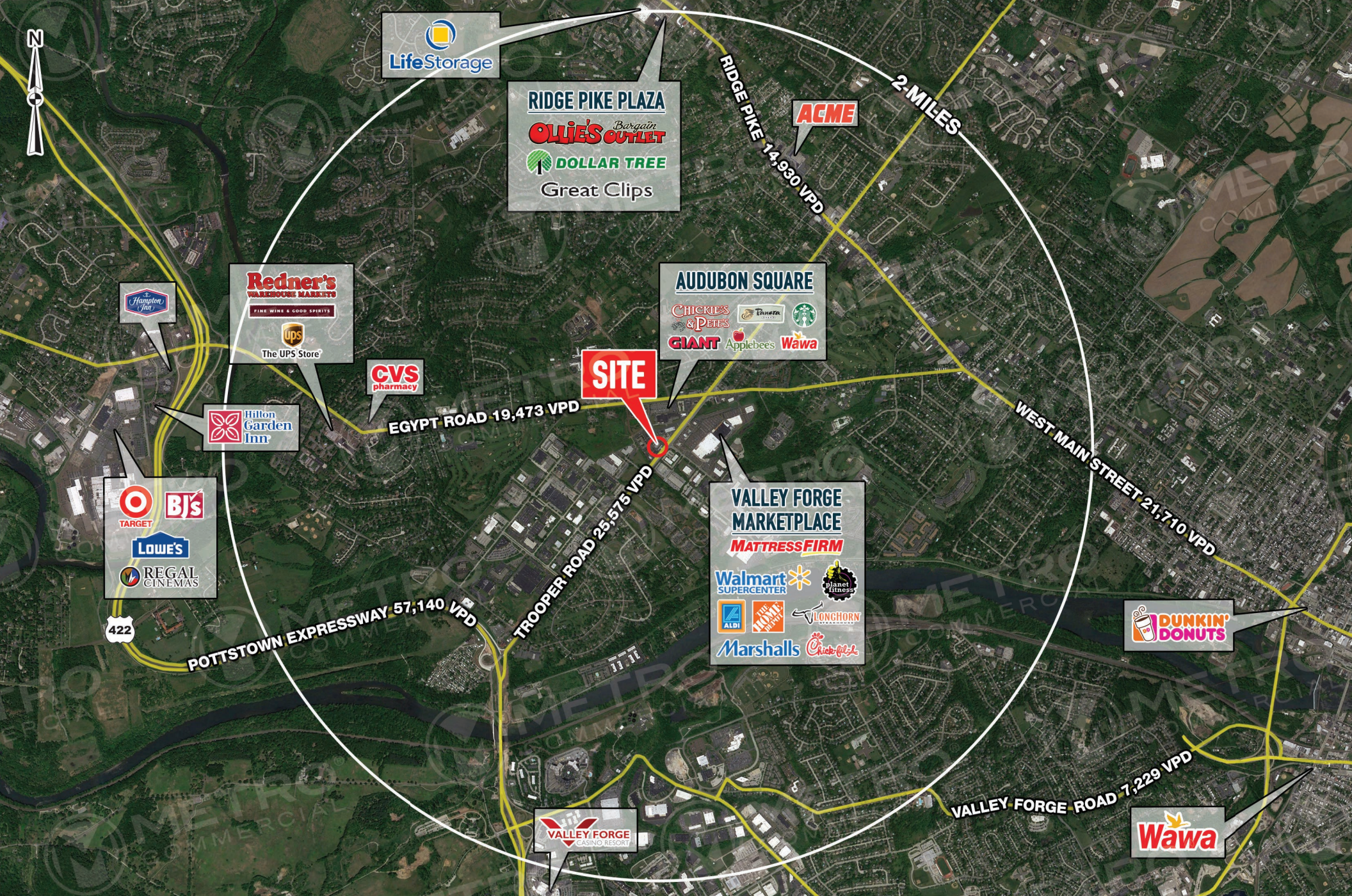
711 SOUTH TROOPER ROAD
AUDUBON, PA



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 8.12.19

711 SOUTH TROOPER ROAD
AUDUBON, PA





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 8.12.19

**711 SOUTH TROOPER ROAD
 AUDUBON, PA**

