

# Station Square

Egypt Road and Station Avenue  
Oaks, PA 19460



## HIGHLIGHTS

NEW Development Project - Now Leasing!

63,000 SF +/- Anchor Opportunity  
9,500 SF Retail Strip (Divisible)  
4,900 SF Pad  
4,000 SF Proposed Restaurant Pad

Situated on Egypt Road at the gateway to Route 422, a major commuter artery with over 20,000 vehicles passing the site daily

Nearby retailers include Target, Lowes, BJ's Wholesale, Regal Cinema and Greater Philadelphia Expo Center, which holds over 100 shows attracting more than 500,000 attendees annually

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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,950	39,631	126,019
HOUSEHOLDS	1,827	15,245	49,820
DAYTIME POP	4,286	25,608	110,427
AVG HH INCOME	\$138,828	\$128,107	\$113,457

\*Demographic Source: Applied Geographic Solutions 04/2016

## AUDUBON LAND DEVELOPMENT

2620 Egypt Road  
Audubon, Pennsylvania 19403  
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## SITE PLAN

