

2,000SF Restaurant/QSR WITH DRIVE-THRU OPPORTUNITY | FOR LEASE

1398 Industrial Hwy . | Eddystone PA 19022| Delaware County

LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE



CLOSE PROXIMITY TO MANY LARGE EMPLOYERS IN AREA



2,000 SF
Ground Floor

10/2025
Availability

LEASE/ SF
Upon Request

PROPERTY INFORMATION

- New convenience gas station with adjacent space of 2,000 SF with drive-thru window available for lease
- Located along Heavily traveled Industrial Hwy
- Easy access from signalized intersection,
- Pylon signage available
- Ideal for fast food, QSR and coffee uses

Demographics	1 Mile	2 Miles	3 Miles
Population	11,858	44,114	95,660
Average HH Income	\$62,301	\$62,301	\$99,843
Total Businesses	337	1,238	2,534
Number of Employees	3,809	13,899	27,209
Traffic Counts	Route 291: 14,811 VPD Bullens Lane: 291 VPD		
Data Source: Sites USA REGIS™ 2025			

FOR MORE INFORMATION DAVID DEPETRIS 610-941-4034 x107
PLEASE CONTACT: DDEPETRIS@LPRE.COM 856-912-1165 CELL



LEGEND PROPERTIES | 100 W 3rd Ave., Suite 200 | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 081826

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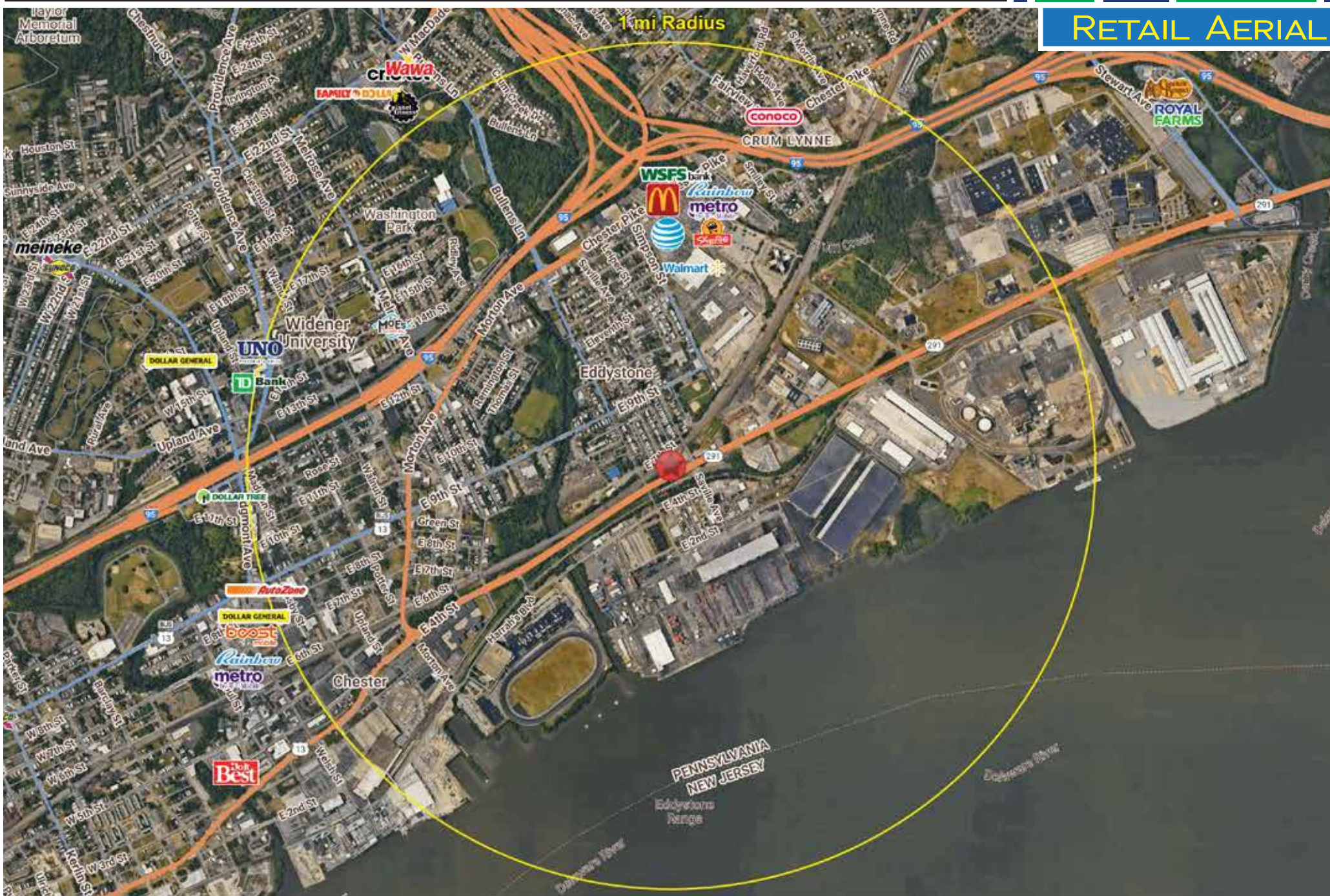
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RETAIL AERIAL



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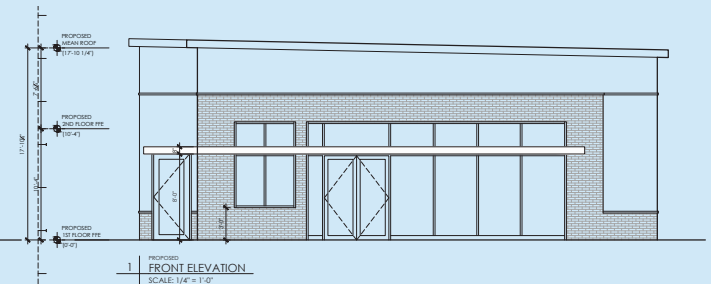
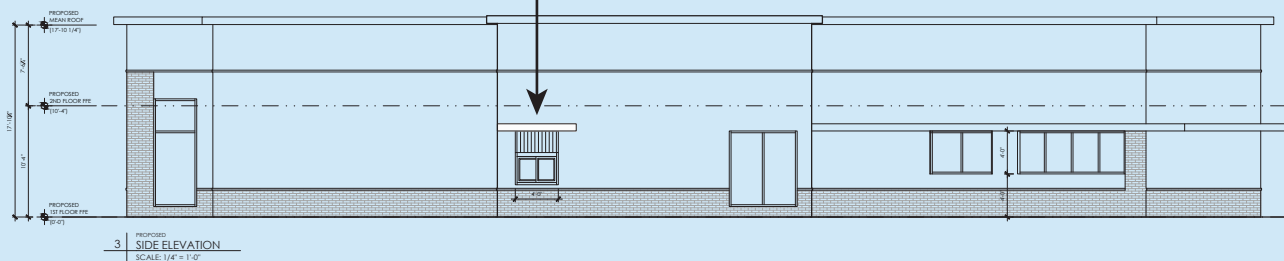
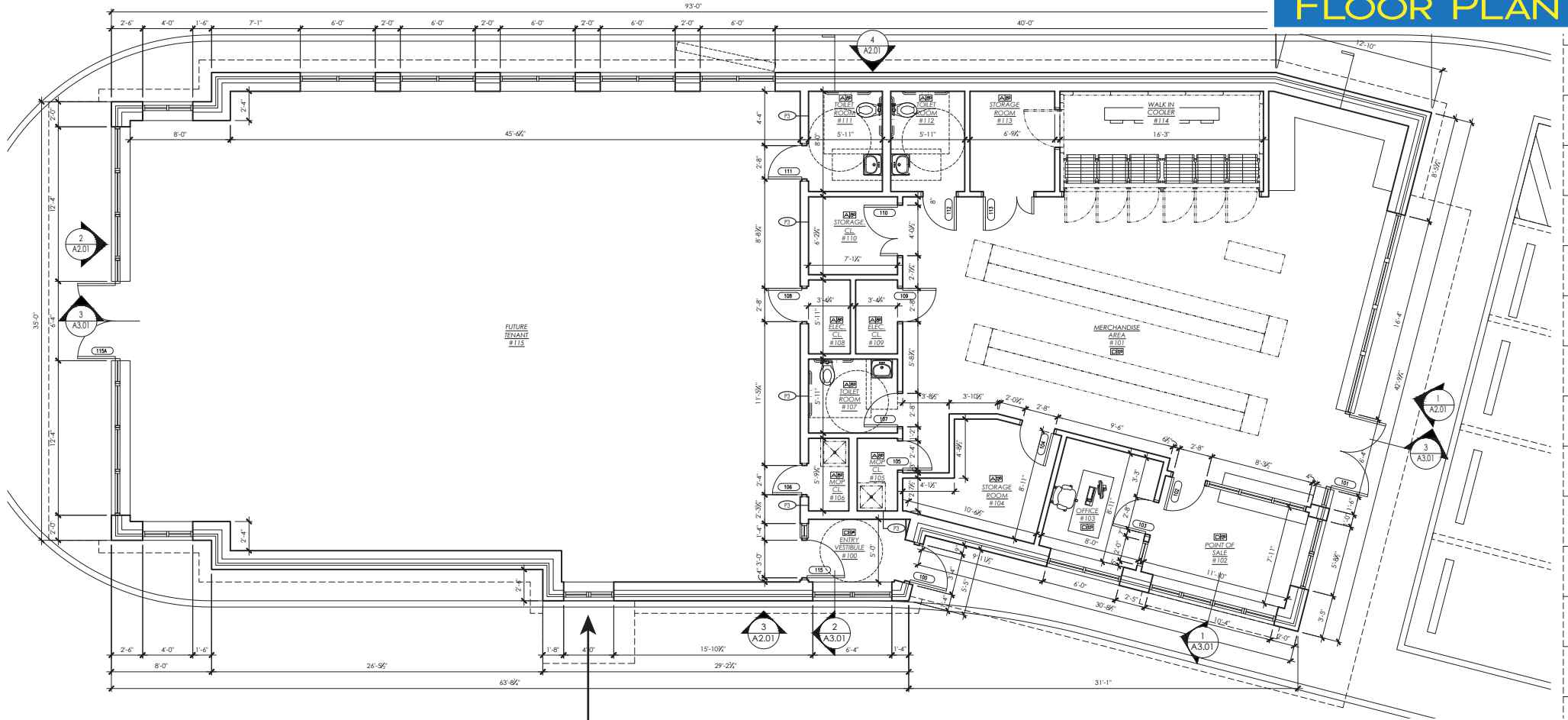
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FLOOR PLAN



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DEMOGRAPHICS

Population	1 Mile	2 Miles	3 Miles
Population (Est. 2025)	11,858	44,114	95,660
Projected Population (2030)	11,819	43,975	95,257
Projected Annual Growth (2025 to 2030)	1.4%	1.1%	0.7%

Households & Growth

Households (2025)	3,371	16,363	36,619
Projected HH (2030)	3,387	16,462	36,815
HH Growth with Children (2025 to 2030)	42.2%	32.8%	31.9%

Income

Average HH Income (Est. 2025)	\$62,301	\$62,301	\$99,843
Median HH Income (2025)	\$99,843	\$99,843	\$76,945

Daytime Population

Total Businesses (2025)	337	1,238	2,534
Number of Employees (2025)	3,809	13,899	27,209

Education

High School Graduate	48.8%	48.8%	48.8%
Some College	16.0%	16.2%	16.2%
Bachelor Degree	8.3%	15.2%	18.5%
Graduate	3.9%	3.9%	11.2%

Traffic Counts: Route 291: 14,811 VPD • Bullens Lane: 291 VPD

Data Source: Sites USA REGIS™ 2025

KEY DEMO DATA & MAP

