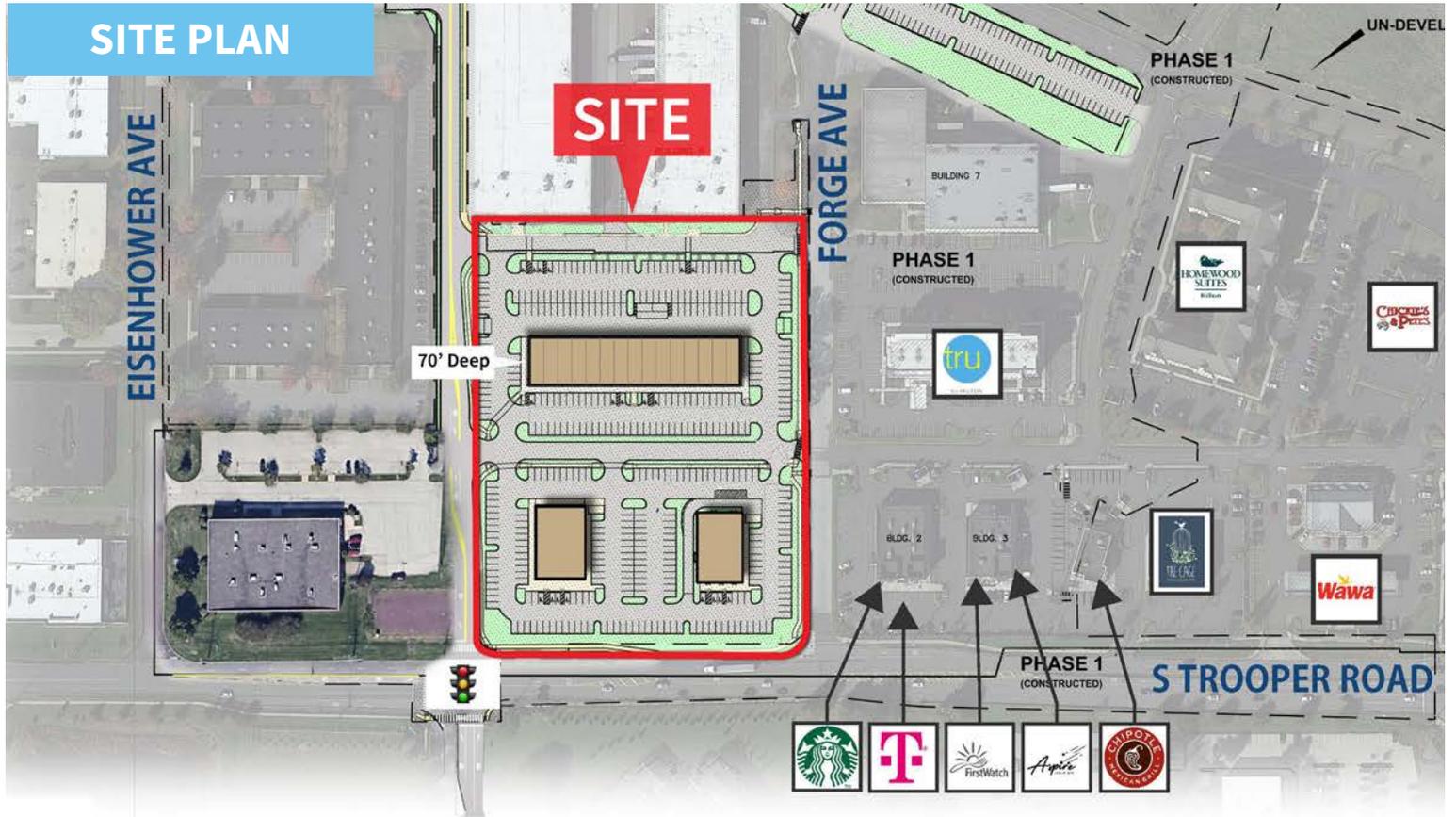


FOR LEASE: PAD SITES AVAILABLE FOR LEASE

725 S. Trooper Rd, Audubon, Montgomery County, PA 19403



PROPERTY FEATURES & DETAILS

- GLA: ±30,000 SF
- Last remaining development site on Trooper Road (Rt. 363) in Audubon
- Over 25,000 VPD on Trooper Road with excellent visibility and access
- Adjacent to Starbucks, Chipotle, First Watch, casual dining, two hotels, and more
- Located in the heart of the Audubon retail market and one mile from Route 422 (96,000 VPD)
- Inline, endcap, and pad space available



CONTACT

DAVID GOODMAN

dgoodman@equitycre.com

DIRECT 484.417.2219

KEITH SEYMOUR

kseymour@equitycre.com

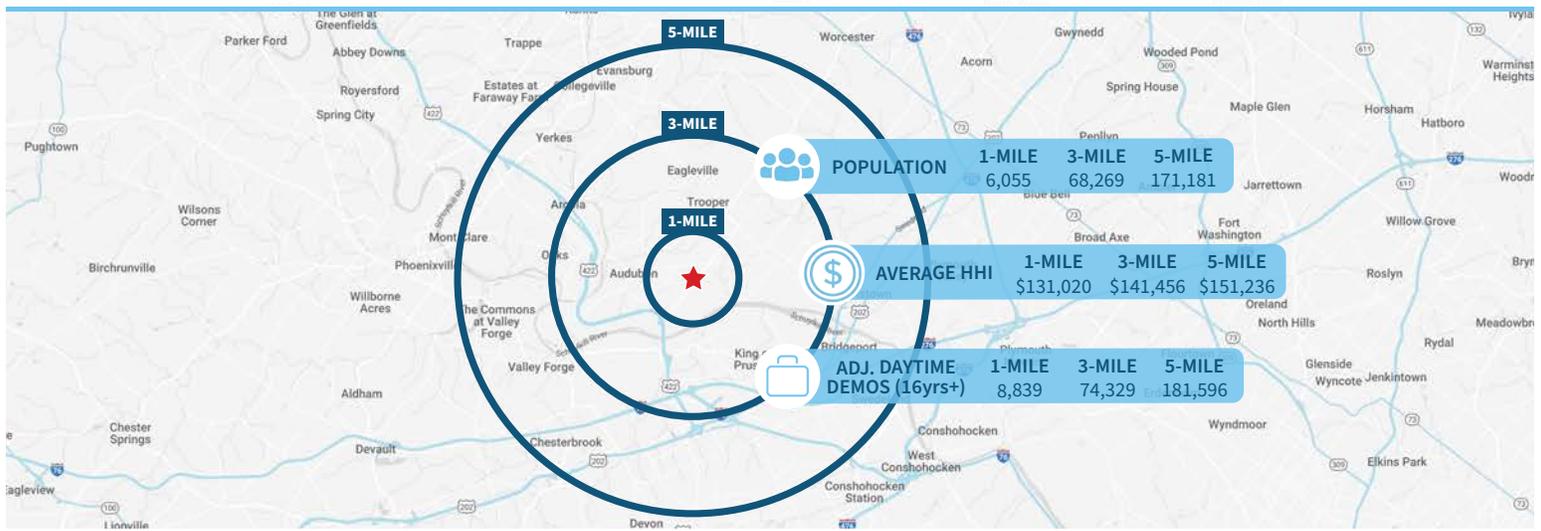
DIRECT 484.417.2249

FOR LEASE: PAD SITES AVAILABLE FOR LEASE

725 S. Trooper Rd, Audubon, Montgomery County, PA 19403



Demographic Overview (1, 3, 5-mile radius)



The right space. The right move.



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MARKET AERIAL

725 S. Trooper Rd, Audubon | Montgomery County, PA



Walgreens

Park Ridge SC
ACME
TruMort
Financial
Credit Union
SHERWIN
WILLIAMS
KING
FINE WINE &
GOOD SPIRITS

DOLLAR GENERAL

TD Bank

DUNKIN'

wawa

POPEYES

Audubon Square SC

GIANT
KeyBank
SHERWIN
WILLIAMS
Applebee's
GRILL & BAR

WELLS FARGO

RITEAID

McDonald's

Target

Starbucks

First Watch

TACO BELL

363

26,923 ADT

363

96,698 ADT

4041

Valley Forge National
Historical Park

Valley Forge Casino

Oaks SC
Wawa
Tropical CAFE
Buffalo Wild Wings
WSFS bank
Jazzercise
AT&T
crumbl
Mendys
Anytime Fitness

Starbucks

Bob Evans
UNO ARDENT
DUNKIN' ARDENT

The Marketplace at Oaks

target
BJ's
P.J. WHELIHAN'S
goldfish swim school

Planet Fitness
Retro Fitness
SKY ZONE
LUMBER LIQUIDATORS

LOWES
ON EDGE DANCE STUDIO

Starbucks

Bob Evans

UNO ARDENT

DUNKIN' ARDENT

Starbucks

Planet Fitness

Retro Fitness

SKY ZONE

LUMBER LIQUIDATORS

LOWES

ON EDGE DANCE STUDIO

422

Station

4004

Valley Forge Rd

23

Valley Park Rd

Ferry Ln

Cunning Club Rd

Valley Forge Rd

363

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