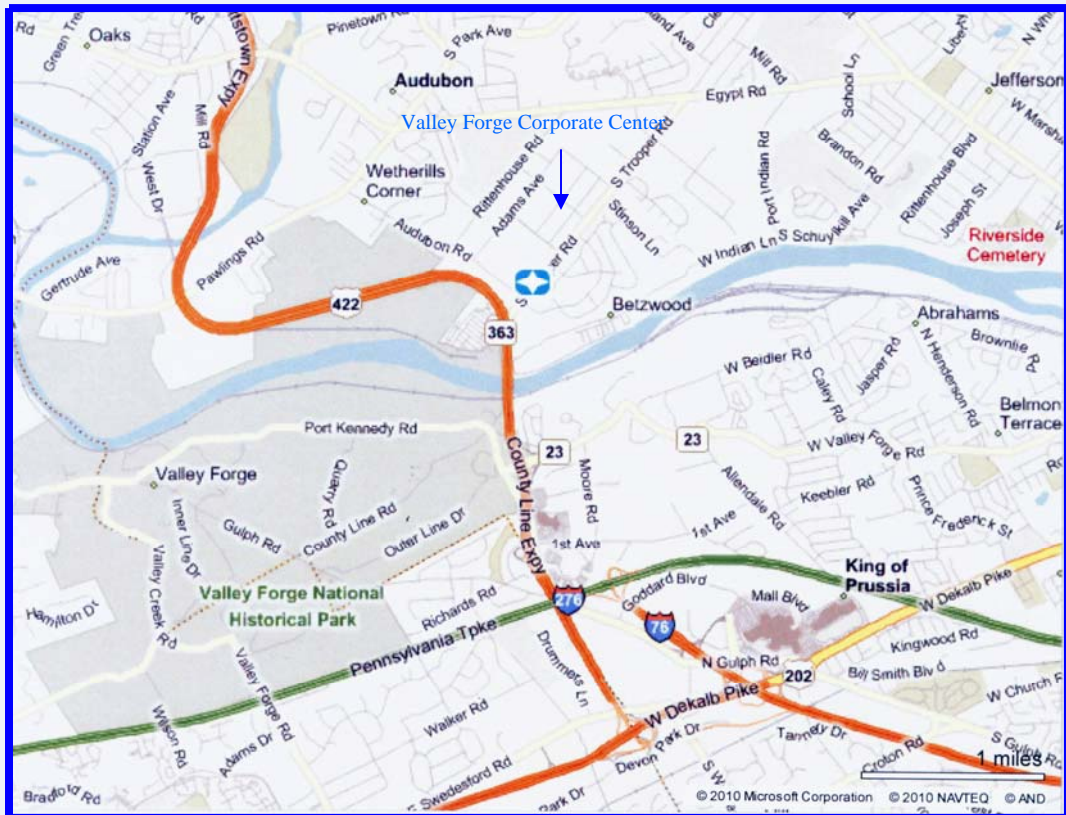


AVAILABLE FOR IMMEDIATE LEASE

.97 ACRE TRAFFIC LIT FREE STANDING LOCATION NW Corner Trooper (Route 363) & Audubon Roads Trooper, Lower Providence Township, PA

- Gateway Location @ Trooper/Audubon Interchange of Rt. 422 Bypass
- Adjoins Valley Forge Corporate Center
- Prime Traffic Lit Commercially Zoned Corner Property
- Average daily traffic count of 35,000 + vehicles
- **Asking Price Reduced to — \$100,000 Triple Net**

Demographics	1 Mile	3 Miles	5 Miles
Population	4,173	43,256	151,553
Average HH Income	\$80,882	\$93,763	\$95,091



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