

# 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<br>Bullens Lane: 291 VPD |          |          |

Data Source: Sites USA REGIS™ 2025

FOR MORE INFORMATION DAVID DEPETRIS 610-941-4034 x107  
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