



**SUBURBAN  
MANAGEMENT**

COMPANY

# 16,806 SF

**2501 Monroe Blvd.  
Audubon, PA 19403**

## Office / Flex



**Daily Traffic Count - 30,000 Vehicles  
Rt. 363 / Trooper Road Exposure  
1/2 Mile from Trooper Road Exit, Rt. 422**

- **Large Parking Ratio**
- **Multi-Use Zoning**
- **Accessible by Septa Bus Route 131**



**suburbanmgmt.com  
audubonland.com**



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

**Gene Call  
gcall@audubonland.com  
610-721-6900**

**Justin Call  
jcall@audubonland.com  
610-721-7649**