

For Lease

# Approximately 8,150 SF Restaurant on 1.7 Acres

CBRE

Strategically Positioned at the Route 422 Interchange as the Gateway for the Philadelphia Expo Center and Oaks Marketplace anchored by Target, Lowe's, and BJ's Wholesale Club

Oaks | Pennsylvania 19456 | [View Google Map Here](#)

Nearby Retailers Include:



## Property Overview

- + Built in 2013 with a Large outdoor patio in excess of 1,500 SF
- + Approximately 114 Parking Spaces with access to over 200 spaces via shared parking easement
- + Situated across from the main entrance to Oaks Marketplace with over 4.6M annual visits per Placer AI
  - Wawa: 1.4M Visitors - Top 5% in Country
  - Target: 1.1m/Visitors per year
  - BJ's Wholesale: 1.2m/Visitors per year
  - Philadelphia Expo Center: 834.5k Visitors
  - Lowe's: 769k/Visitors per year
- + The Greater Philadelphia Expo Center in Oaks contains over 240,000 square feet and hosts over 140 events, trade shows, and consumer shows annually, providing for a major attraction to the region.

Retail

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# Zoomed In Aerial



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# Market Aerial



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# Zoomed Out Market Aerial



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SEI Investments  
2,500 Employees

2025 DEMOGRAPH-ICS	1 MILE	3 MILES	5 MILES	7 MILES
Population	5,099	40,401	142,497	293,366
Average Household Income	\$177,048	\$164,143	\$159,949	\$156,488
Median Household Income	\$127,296	\$120,724	\$117,300	\$112,855
Employees	11,795	33,460	113,818	205,992
Daytime Population	14,025	54,144	182,849	352,915

## Contact Us

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