

125 W Dekalb Pike

King of Prussia, PA 19406

±29,022 SF Plus ±1,858 SF Mezzanine Available For Sublease

NOW ON THE MARKET!

YOUR SIGN HERE



Corporate Office
224 St. Charles Way, Suite 290
York, PA 17402
Conshohocken Office
100 Front Street, Suite 560
West Conshohocken, PA 19428

Questions? Contact Us.



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Highlights

- Rare-large format box opportunity with an opportunity to backfill former grocer in excellent condition
- Main Floor 29,022 SF
- Mezzanine 1,858 SF
- Located 1-mile from the King of Prussia Mall that totals approx. 2.8M SF, one of the most prominent malls in the United States
- Positioned with great visibility on W Dekalb Pike (RT 202) with 32,853 AADT and surrounded by a major highway network consisting of I-276, I-76, and Route 422
- Loading availability
- Long-term lease available

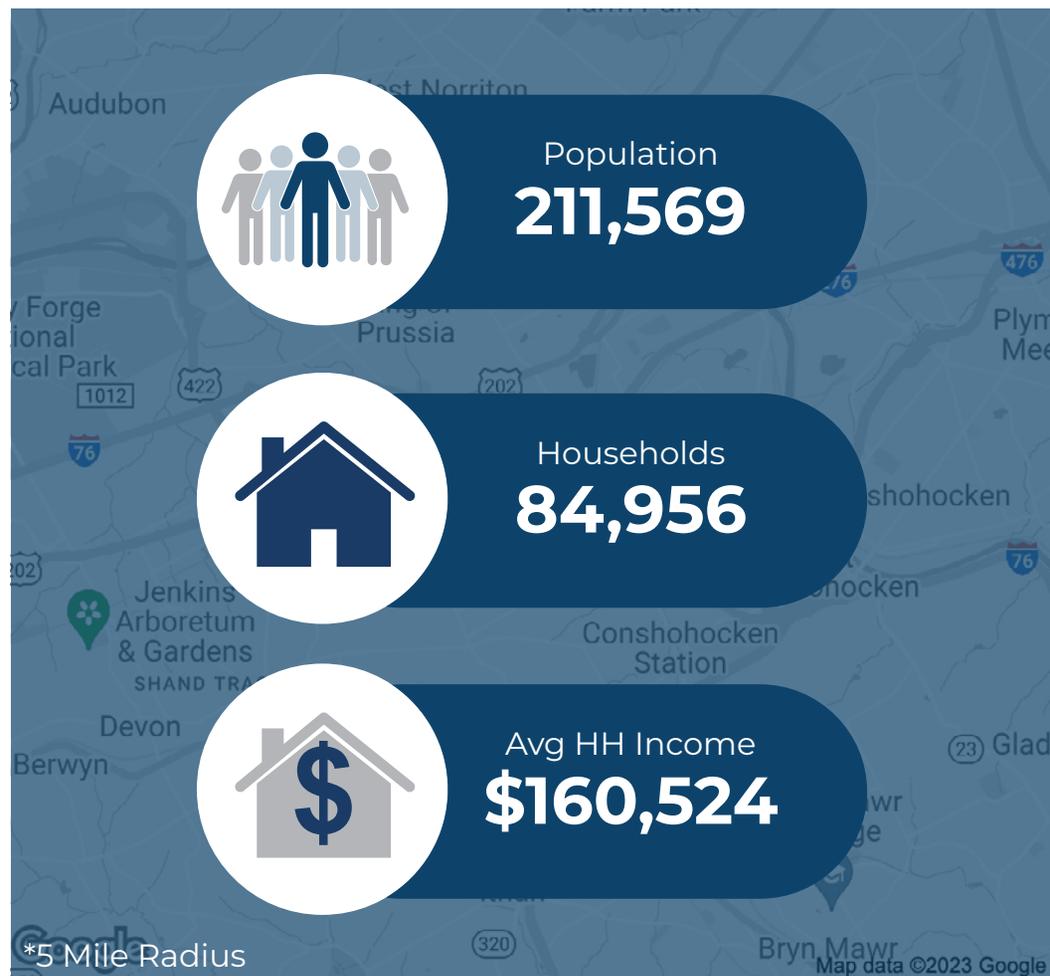
JOIN

FINE WINE & GOOD SPIRITS

fortunoff
backyard store

Wawa

Demographic	1 Mile	3 Miles	5 Miles
Population	10,477	93,278	211,569
Households	4,208	37,777	84,956
Avg HH Income	\$125,215	\$125,693	\$160,524
Traffic Count	W Dekalb Pike (Route 222) 32,853 AADT		



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About King of Prussia

King of Prussia has an unemployment rate of 4.30% and an annual job growth of about 1.44% and 38% over the next ten years. A large portion of that comes from the King of Prussia mall, the third largest shopping complex in the United States by shopping area square footage and the numerous employers in the area. The King of Prussia mall consists of over 450 stores, including several luxury retailers, and 8 anchor stores. The mall attracts 22 million visitors annually and produces \$1.1 billion in annual sales. A large business park is located to the northwest of the King of Prussia mall, with over 60 commercial and industrial companies on 676 acres. There are about 60,000 people employed in King of Prussia, which is three times the resident population.

Major Employers

- Lockheed Martin
- Vanguard Group
- Merck Sharp & Dohme
- Abington Memorial Hospital
- Main Line Hospitals
- State Government
- Albert Einstein Medical Ctr
- SmithKline Beecham
- Giant Food Stores
- Wawa
- Walmart
- Target
- Home Depot
- Susquehanna International



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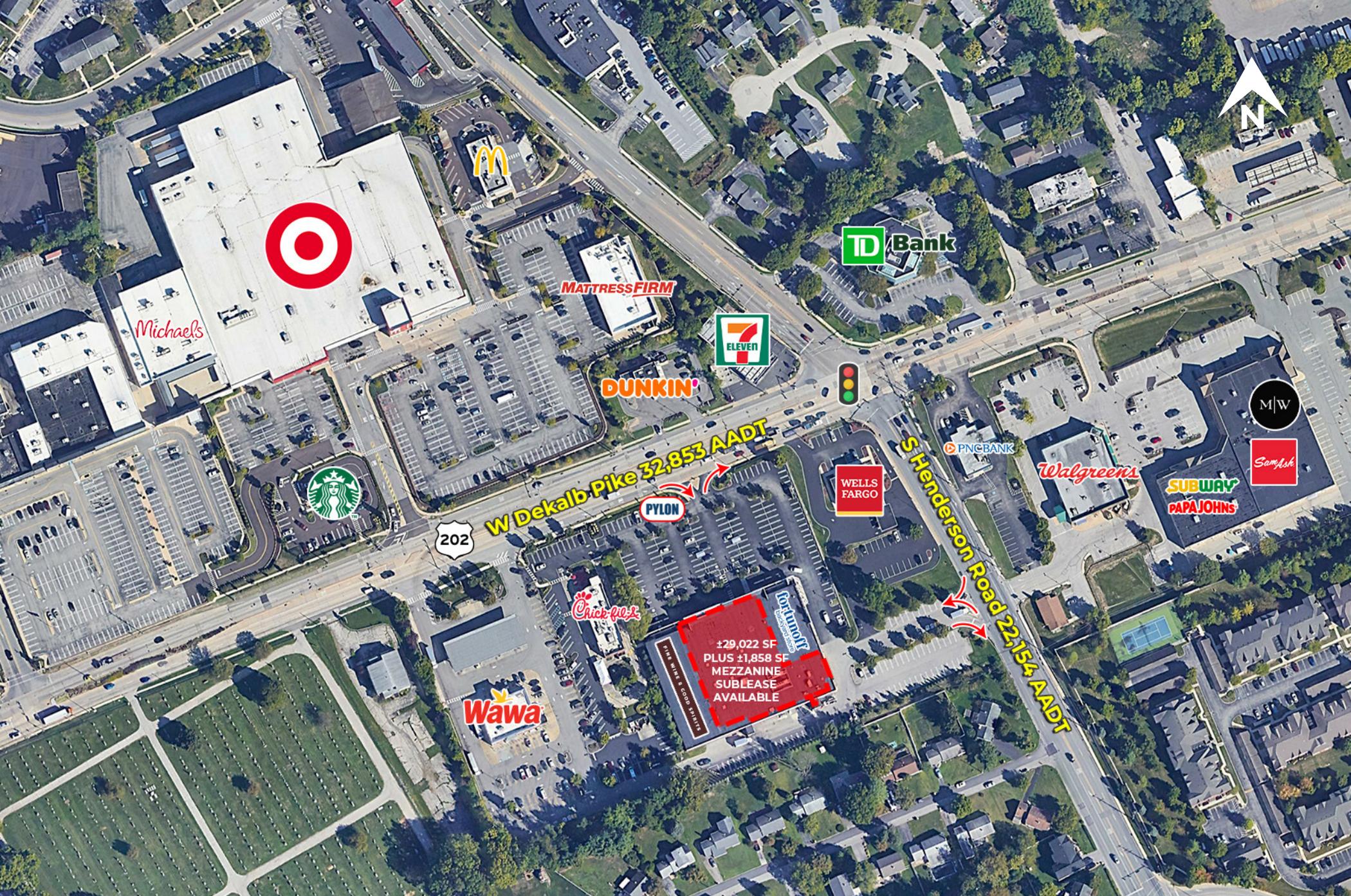


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Zoom Aerial

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W Dekalb Pike 32,853 AADT

S Henderson Road 22,154 AADT

SUBLEASE AVAILABLE

FINE WINE & GOOD SPIRITS



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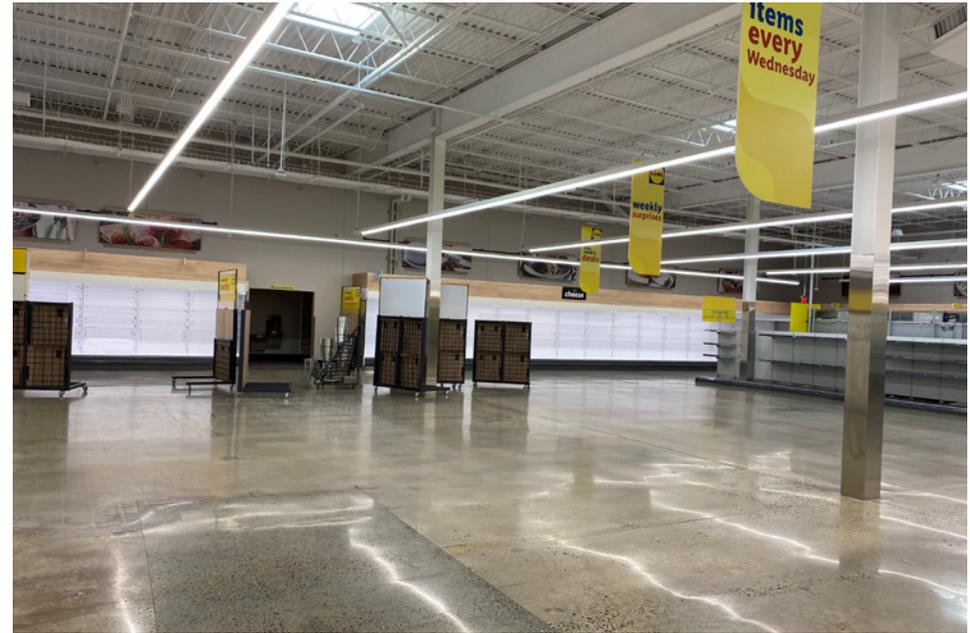


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Local Aerial

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Site Photos