



36,142 CPD

America's Top Retail Road Lease 3,431 Sq Ft

139-197 E. Dekalb Pike, King of Prussia, PA

Macro Aerial



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Micro Aerial



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AREA OVERVIEW

KING OF PRUSSIA

Located just 20 miles west of Philadelphia, King of Prussia is the number 1 retail market in the country. This super regional market has immediate access to Route 422, PA Turnpike 76, and Route 202, which allows easy access for people to access the market from all over the country. King of Prussia is located in the 2nd wealthiest county in Pennsylvania and is the most attractive location for local and national retail brands.

- ▶ Home to the Largest Mall in the Country
- ▶ 16.8 Million SF of commercial office inventory.
- ▶ Immediate access to the Philadelphia Main Line, the wealth capital of the region.
- ▶ \$11.3 Billion in consumer spending in retail food and beverage annually.



Site Plan

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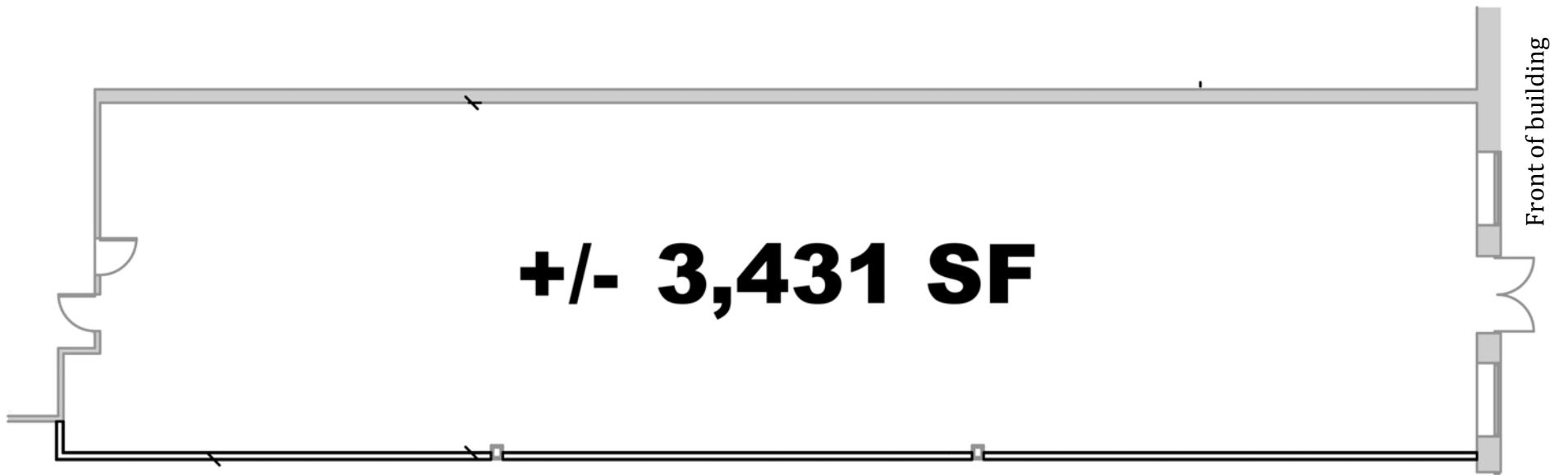
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**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM

Floor Plan

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Demographics

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POPULATION

	1 MILE	3 MILES	5 MILES
2021 Population	9,904	81,853	205,364

AVERAGE HOUSEHOLD INCOME (2021)

	1 MILE	3 MILES	5 MILES
Average Household Income	\$105,214	\$103,100	\$122,457

- ▶ Township: Upper Merion
- ▶ Parking: 471 Parking spots

