

Montgomery County | Pennsylvania

## PRIME SPACE AVAILABLE

198 S. Gulph Road | King of Prussia | 19420



### PROPERTY HIGHLIGHTS

- 1,200 SF situated on 5,100 SF parcel available for lease - additional parking possible
- Adjacent to King of Prussia Mall
- Potential redevelopment
- Surrounded by national retailers such as Chili's, The Container Store, Macy's, Nordstrom, DSW, Urban Outfitters, Crate & Barrel and many more
- Ideal location for dry cleaner, coffee shop, bank, salon, optical, medical or professional office



### DEMOGRAPHICS (\*)

	1 Mile	3 Miles	5 Miles
Population	<b>8,988</b>	<b>86,095</b>	<b>191,991</b>
Average HH Income	<b>\$75,802</b>	<b>\$80,940</b>	<b>\$100,295</b>
Total Businesses	<b>590</b>	<b>4,485</b>	<b>10,985</b>
Number of Employees	<b>7,652</b>	<b>73,140</b>	<b>163,700</b>

(\*) Source: AGS <sup>TM</sup>

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# PRIME RETAIL SPACE AVAILABLE

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