

127 S. GULPH ROAD

KING OF PRUSSIA, PA

NOW OPEN

FIRST
WATCH
CAVA

**JUST
SIGNED**

**JUST
SALAD**



MSC

1,595 SF RETAIL AVAILABLE FOR LEASE





NOW OPEN CAVA + FIRST WATCH

JUST SIGNED JUST SALAD

PROPERTY DETAILS

- ▶ Rare pad opportunity at most prominent intersection in King of Prussia; directly across from the King of Prussia Mall (3M SF) with 80,000 combined AADT
- ▶ 1,595 SF ideal for service retail, retail banking, etc. in front of new hotel redevelopment
- ▶ Unmatched super regional access with the convergence of I-76, PA Turnpike, Route 422 and Route 202
- ▶ Opportunity in retail epicenter of the Philadelphia region; boasting great regionality, unparalleled daytime population, strong residential population (adjacent to the Main Line) and over 3,000 hotel rooms in the immediate area

DEMOGRAPHICS

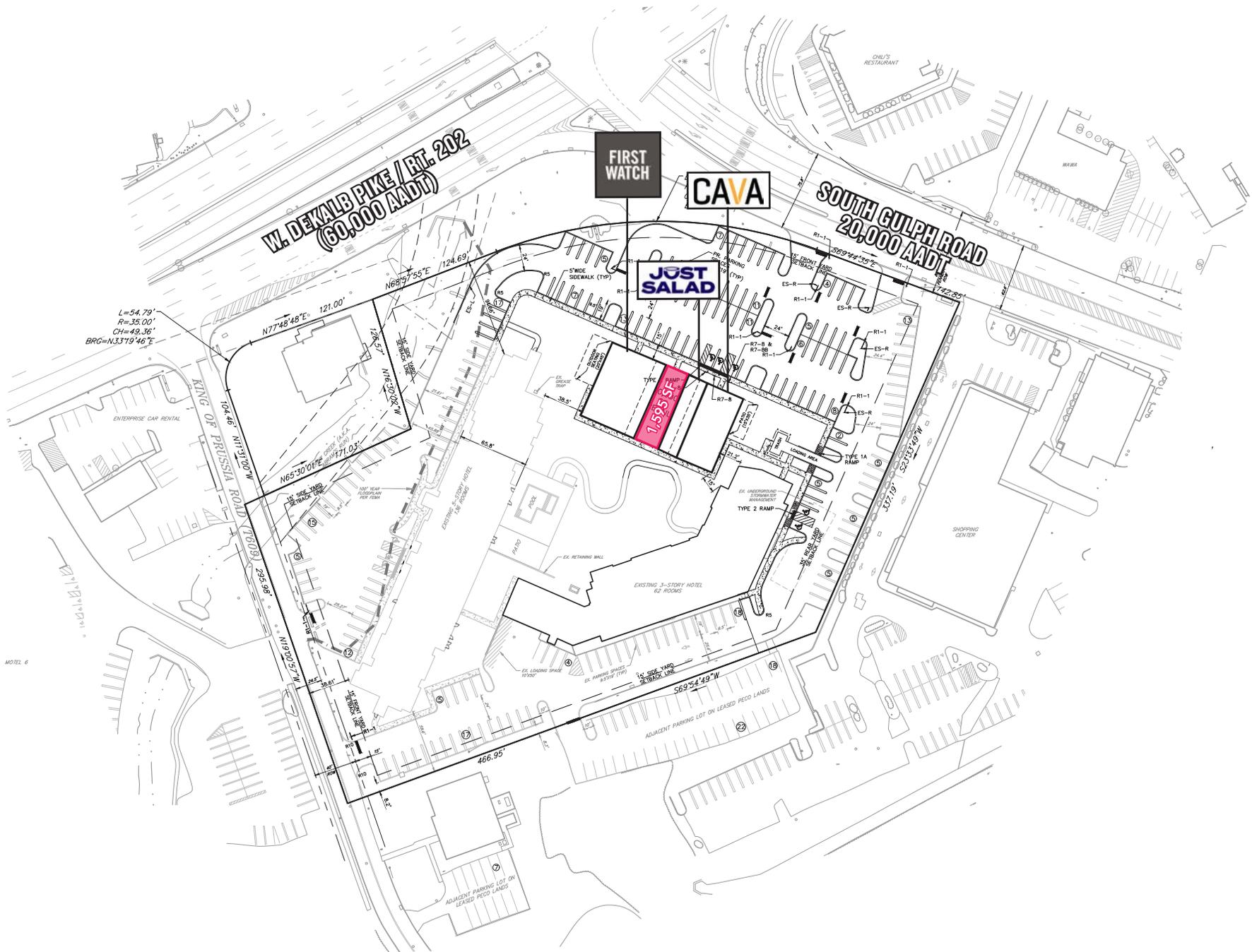
EST. POPULATION		EST. AVG HH INCOME	
5 mi	178,456	5 mi	\$117,393
7 mi	293,575	7 mi	\$132,668
10 mi	584,671	10 mi	\$132,577
15 mi	2,109,906	15 mi	\$91,602
EST. EMPLOYEES			
5 mi	168,545		
7 mi	269,471		
10 mi	424,379		
15 mi	1,085,777		

JOIN NEIGHBORING TENANTS

EXTERIOR PHOTO

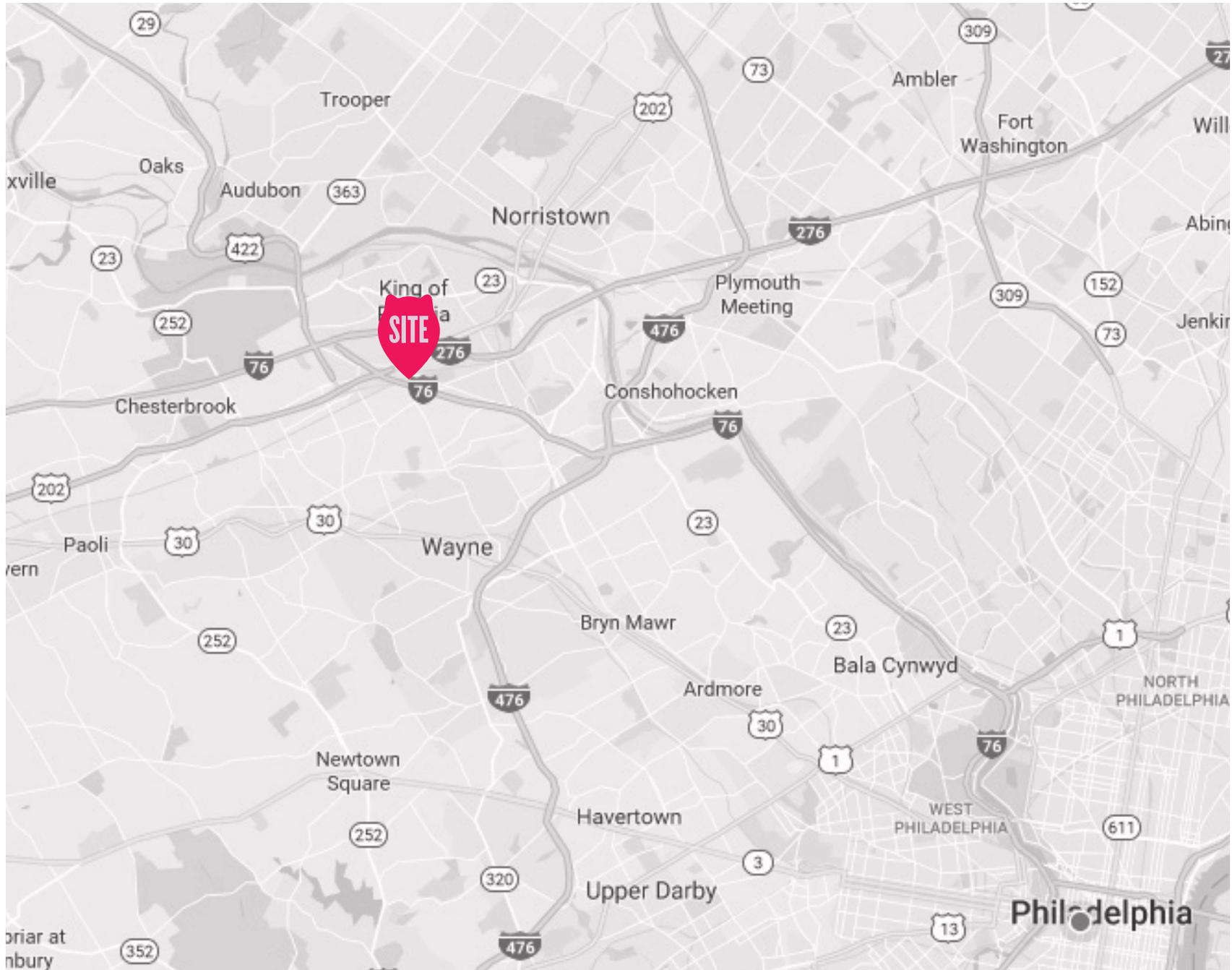


SITE PLAN



MOTEL 6

MARKET MAP



ZOOMED AERIAL





MSC

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