

THE PAVILION AT KING OF PRUSSIA

640 W DEKALB PIKE, KING OF PRUSSIA, PA



ETHAN ALLEN

The Cheesecake Factory
RESTAURANT BAKERY BAR
OLD NAVY

MSC

JUNIOR ANCHOR AND SMALL SHOP
RETAIL AVAILABLE FOR LEASE

THE PAVILION AT KING OF PRUSSIA MALL

NATIONALLY RENOWNED TRADE

King of Prussia Mall, located in King of Prussia, Pennsylvania within Upper Merion Township, stands as one of the largest and most influential retail destinations in the United States. Encompassing approximately 2.9 million square feet and featuring 450+ stores, the mall attracts an estimated 22 million visitors annually, positioning it as a premier shopping and lifestyle hub on the East Coast.

SUPER REGIONAL ACCESS

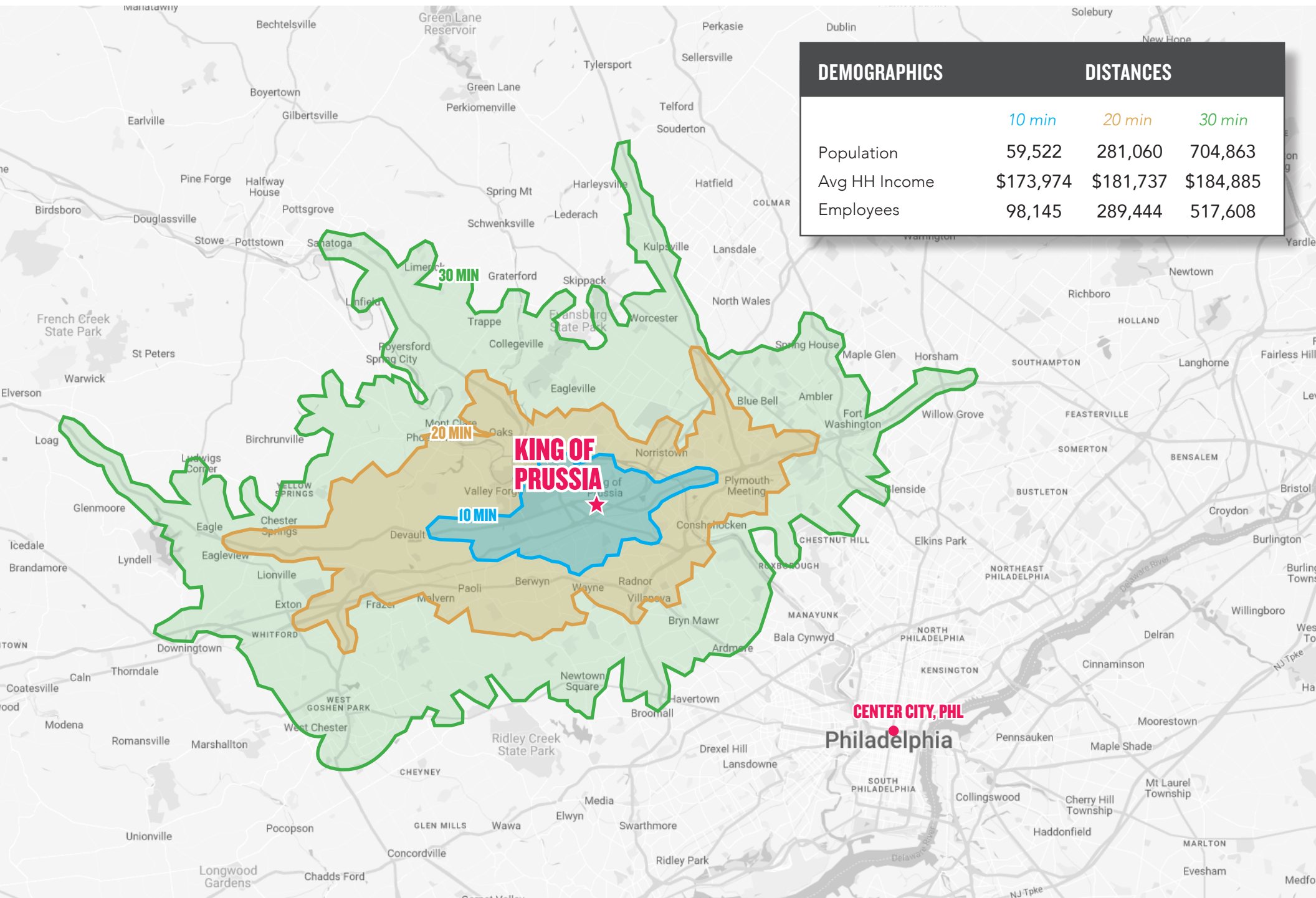
Strategically situated at the convergence of major transportation corridors—including the Pennsylvania Turnpike (I-76/I-276), Schuylkill Expressway (I-76), U.S. Route 202, and U.S. Route 422—the mall offers unparalleled regional accessibility from Philadelphia, New Jersey, and surrounding suburban markets.

UNMATCHED DEMOGRAPHICS

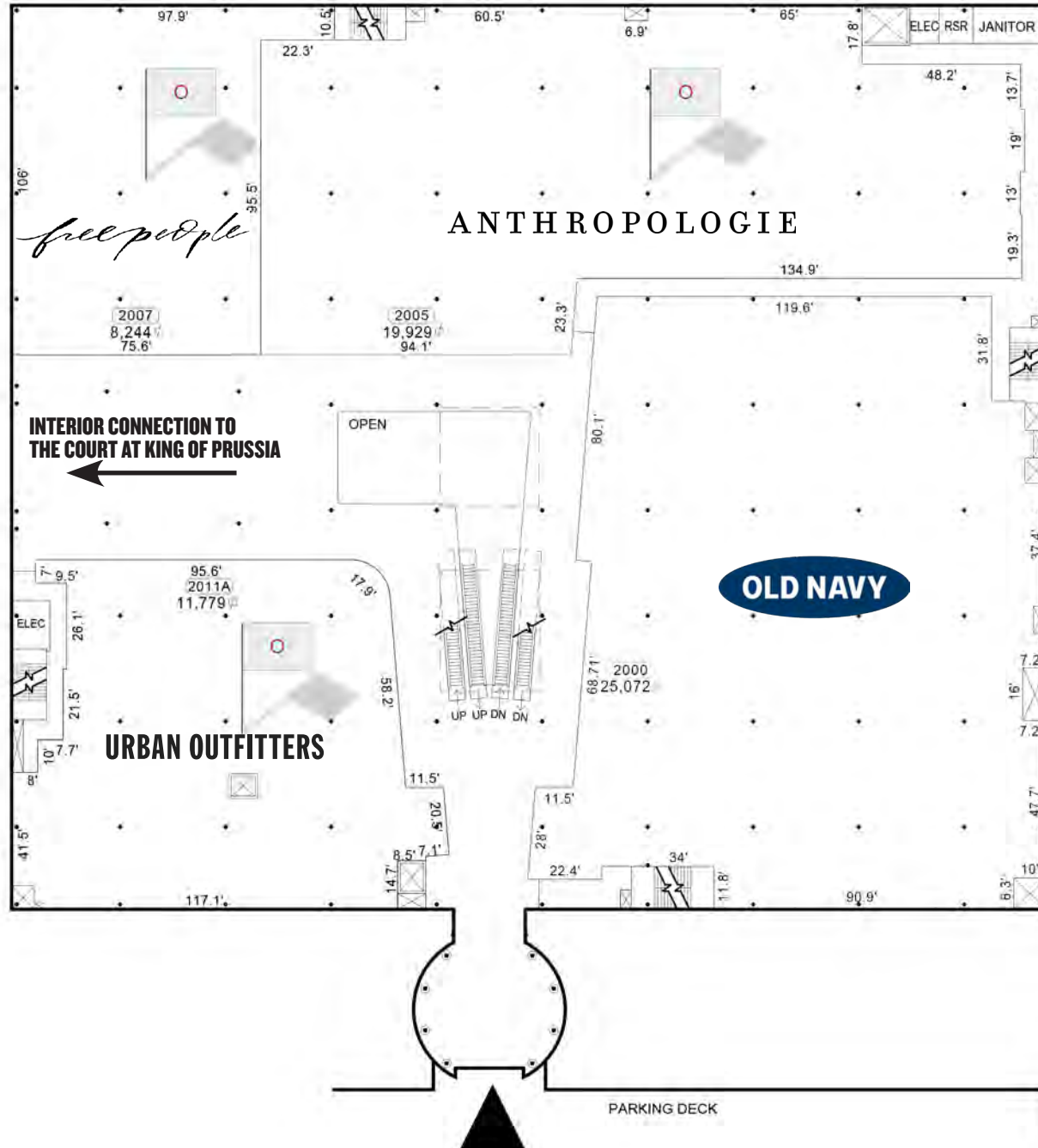
The surrounding trade area is defined by an affluent, highly educated population with strong professional employment concentrations in pharmaceuticals, technology, finance, and corporate services, delivering a powerful consumer base with significant discretionary spending and long-term brand value.



UNMATCHED REGIONAL DEMOGRAPHICS



LEASING PLAN - 2ND FLOOR





BEST IN CLASS

King of Prussia Mall's lineup of powerful brands continues to grow...





The Cheesecake Factory
RESTAURANT | BAKERY | BAR
OLD NAVY

ETHAN ALLEN

OLD NAVY

THE CHEESECAKE FACTORY

MSC

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