

MSC



127 S. GULPH ROAD

KING OF PRUSSIA, PA

10,000 SF PAD WITH
DRIVE THRU AVAILABLE
FOR LEASE



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10,000 SF PAD WITH DRIVE THRU AVAILABLE FOR LEASE

CONTACT

DOUGLAS GREEN

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215.883.7400



JOIN THESE AREA TENANTS



3M SF of Retail

CARmax

Wegmans

Walmart 
Supercenter

The Container Store

NORDSTROM rack

REI
Get outside yourself.™



PROPERTY DETAILS

- Rare pad opportunity with drive thru at most prominent intersection in King of Prussia; directly across from the King of Prussia Mall (3M SF) with 80,000 combined AADT
- 10,000 SF pad (divisible) that can accommodate an end-cap with drive-thru-- ideal for coffee, retail banking, fast casual food, etc. and another end-cap with substantial outdoor seating-- ideal for full-service dining
- 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
- Free-standing opportunity in front of new hotel redevelopment

DEMOGRAPHICS



EST. POPULATION

5 mi 178,456 | 7 mi 293,575 | 10 mi 584,671 | 15 mi 2,109,906



EST. TOTAL EMPLOYEES

5 mi 168,545 | 7 mi 269,471 | 10 mi 424,379 | 15 mi 1,085,777



EST. AVG HH INCOME

5 mi \$117,393 | 7 mi \$132,668 | 10 mi \$132,577 | 15 mi \$91,602

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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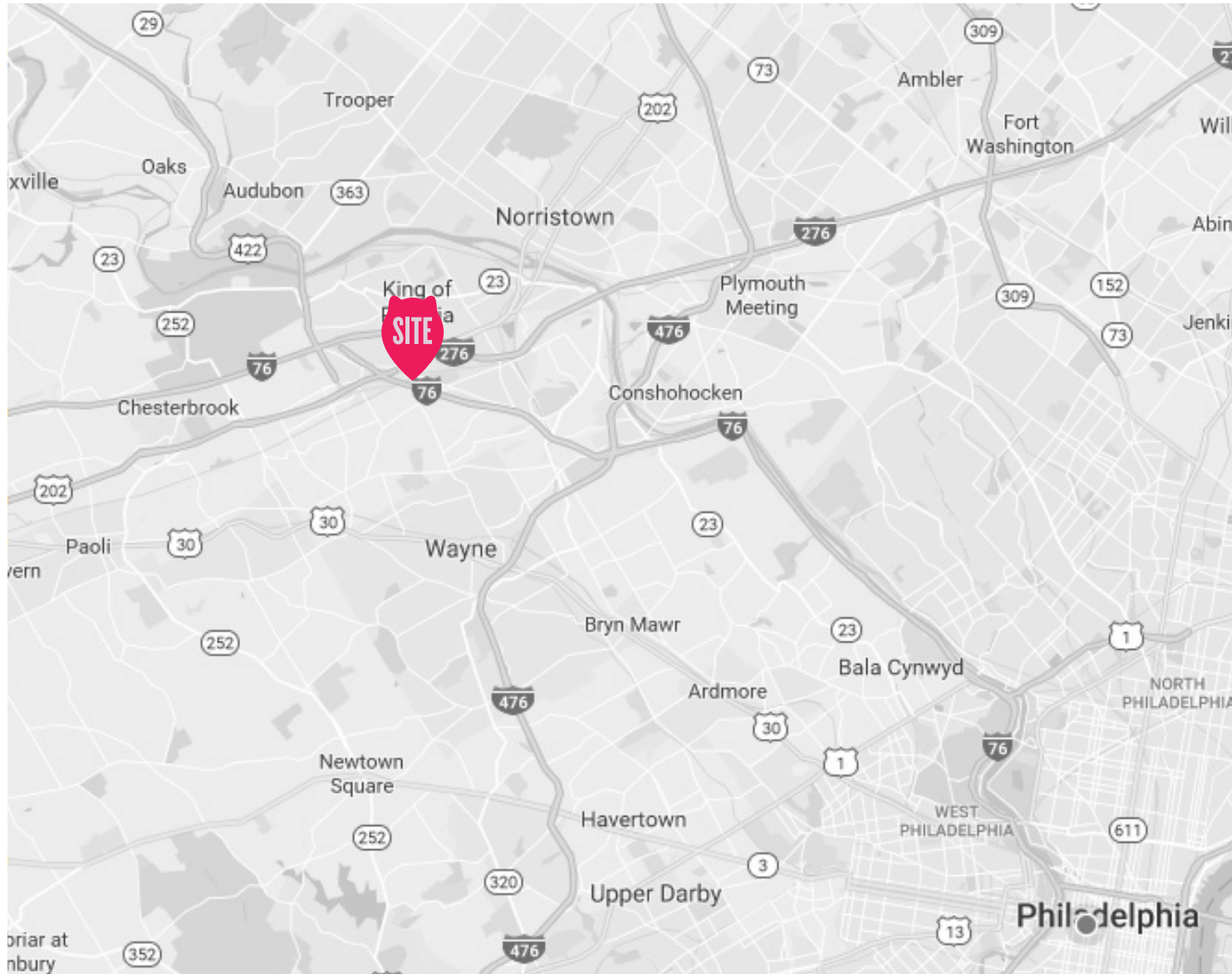
MARKET MAP

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AERIAL

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127 S. GULPH ROAD

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ZOOMED AERIAL

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127 S. GULPH ROAD

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CLOSE UP AERIAL

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