

VALLEY FORGE SHOPPING CENTER
ROUTE 202 & HENDERSON ROAD
 KING OF PRUSSIA, PA

±1,550 – 4,580 SF AVAILABLE FOR LEASE



JOIN
BED BATH & BEYOND



JUST SIGNED



KING OF PRUSSIA DINER



property highlights.

- Total GLA: ±340,000 SF
- ±7,885 SF of contiguous 2nd level medical/office space available
- High traffic counts on Route 202
- Located in the retail corridor of King of Prussia, near the King of Prussia Mall (±2,960,000 SF GLA)

stats.

2020 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,466	91,424	202,222
EST. HOUSEHOLDS	3,879	36,220	79,629
EST. AVG. HH INCOME	\$105,976	\$100,871	\$126,021

ROUTE 202 (W DEKALB PIKE) TRAFFIC COUNT: 34,280 VPD *ESRI 2020

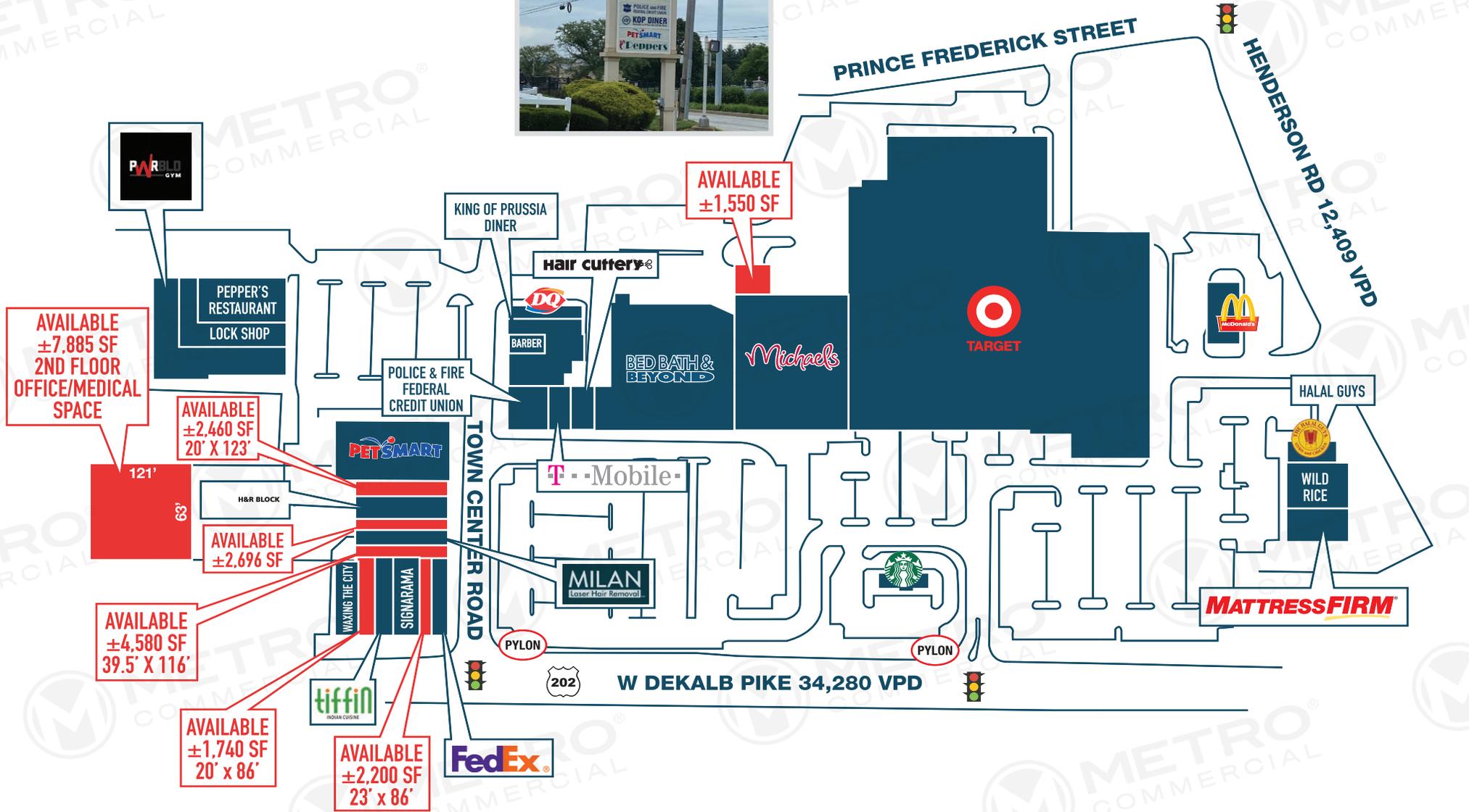


MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ

get in touch.

JOE DOUGHERTY

office 610.825.5222
 direct 610.260.2670
 jdougherty@metrocommercial.com



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 6.14.21

ROUTE 202 & HENDERSON ROAD KING OF PRUSSIA, PA





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 6.14.21

ROUTE 202 & HENDERSON ROAD KING OF PRUSSIA, PA





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 6.14.21

ROUTE 202 & HENDERSON ROAD KING OF PRUSSIA, PA



BUILDING A



BUILDING B



BUILDING C



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 6.14.21

**ROUTE 202 & HENDERSON ROAD
KING OF PRUSSIA, PA**

