

FLEX/OFFICE SPACE AVAILABLE

2550 BOULEVARD OF THE GENERALS | WEST NORRITON, PA | 19403
705 GENERAL WASHINGTON | WEST NORRITON, PA | 19403

FOR LEASE



PROPERTY OVERVIEW 2550 BOULEVARD OF THE GENERALS

Conveniently located Flex/Office buildings in King of Prussia submarket with close access to the Pennsylvania Turnpike (I76) and Routes 422, 202, 23 and 363. They offer a quiet atmosphere in an open setting, while within walking distance to restaurants and shopping, including WaWa, Starbucks, Walmart and many others. Office, and flex suites with tailgates available.

NEARBY:



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

THEO NOTARAS
610.321.1111
tnotaras@bennettwilliams.com

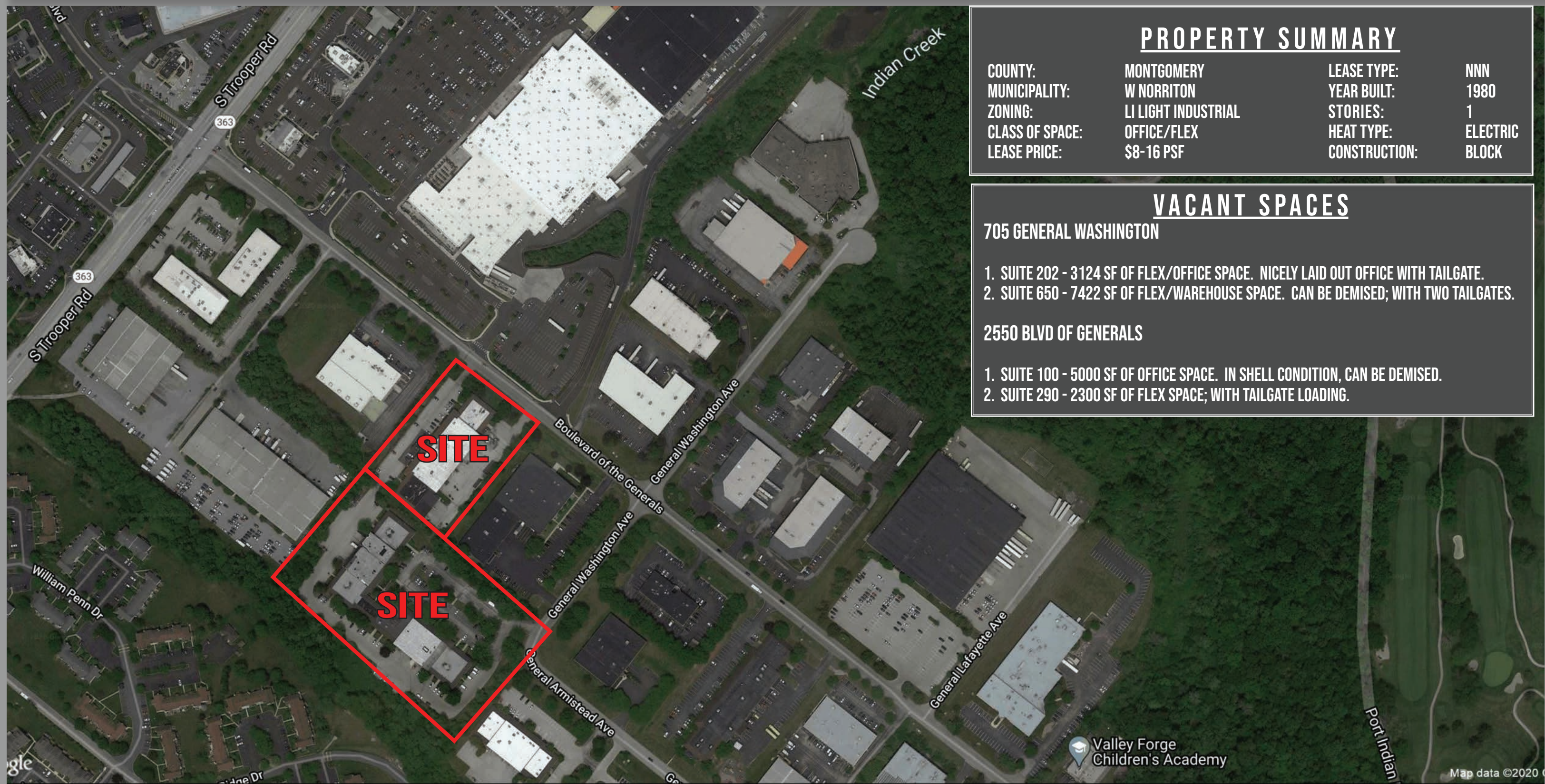
Bennett WILLIAMS
COMMERCIAL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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PROPERTY SUMMARY

COUNTY:	MONTGOMERY	LEASE TYPE:	NNN
MUNICIPALITY:	W NORRITON	YEAR BUILT:	1980
ZONING:	LI LIGHT INDUSTRIAL	STORIES:	1
CLASS OF SPACE:	OFFICE/FLEX	HEAT TYPE:	ELECTRIC
LEASE PRICE:	\$8-16 PSF	CONSTRUCTION:	BLOCK

VACANT SPACES

705 GENERAL WASHINGTON

- 1. SUITE 202 - 3124 SF OF FLEX/OFFICE SPACE. NICELY LAID OUT OFFICE WITH TAILGATE.
- 2. SUITE 650 - 7422 SF OF FLEX/WAREHOUSE SPACE. CAN BE DEMISED; WITH TWO TAILGATES.

2550 BLVD OF GENERALS

- 1. SUITE 100 - 5000 SF OF OFFICE SPACE. IN SHELL CONDITION, CAN BE DEMISED.
- 2. SUITE 290 - 2300 SF OF FLEX SPACE; WITH TAILGATE LOADING.

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DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	POPULATION	6,132	69,840	159,507
	TOTAL EMPLOYEES	5,351	57,363	129,962
	AVERAGE HHI	\$110,642	\$108,961	\$122,901
	TOTAL HOUSEHOLDS	3,132	28,345	64,629
TRAFFIC COUNTS				
SOUTH TROOPER RD: 32,000 VPD				

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