

# 1008 W 9<sup>th</sup> AVENUE

King of Prussia, PA | 19406

± 2,000 - 4,500 SF AVAILABLE | FOR LEASE



## PROPERTY OVERVIEW

Great office space, needs to be seen; newly built, single story - you can be first tenant. A total of 4,500 SF contiguous, can be demised to two suites, 2,000 SF and 2,500 SF. Excellent location with immediate access to Rt 23, and Rts 422, 202, and 76.

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  
[www.bennettwilliams.com](http://www.bennettwilliams.com)

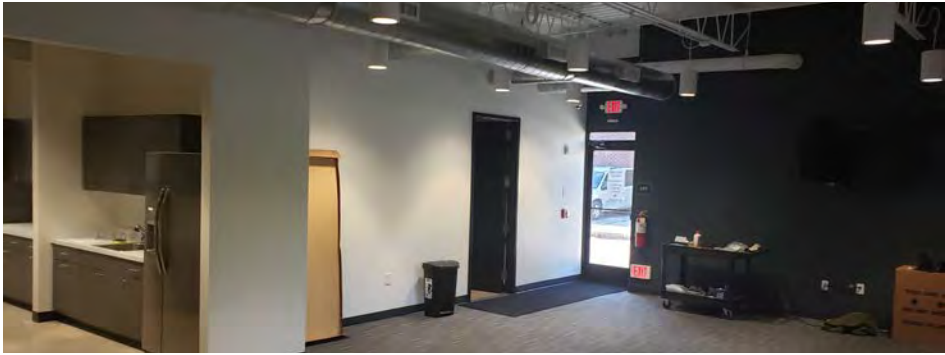
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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



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INTERIOR PHOTOS



DEMOGRAPHICS		3 MILE	5 MILE	10 MILE
	POPULATION	49,992	169,692	525,327
	TOTAL EMPLOYEES	66,171	131,266	357,016
	AVERAGE HHI	\$134,246	\$137,159	\$152,910
	TOTAL HOUSEHOLDS	22,434	68,020	207,543

TRAFFIC COUNTS  
.....  
W VALLEY FORGE: 23,504 VPD

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20 MINUTE DRIVE TIME DEMOGRAPHICS



## POPULATION

259,050



## EMPLOYEES

222,824



## HH INCOME

\$144,356



## HOUSEHOLDS

101,326



## TRAFFIC COUNTS

W VALLEY FORGE RD  
23,504 VPD



W VALLEY FORGE RT 23 - 23,504 VPD



**SITE**



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