

2550 Blvd of the Generals | 705 General Washington

West Norriton, PA | 19403



Property Overview

For Lease

Surrounding Retailers

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.



Theo Notaras

For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com

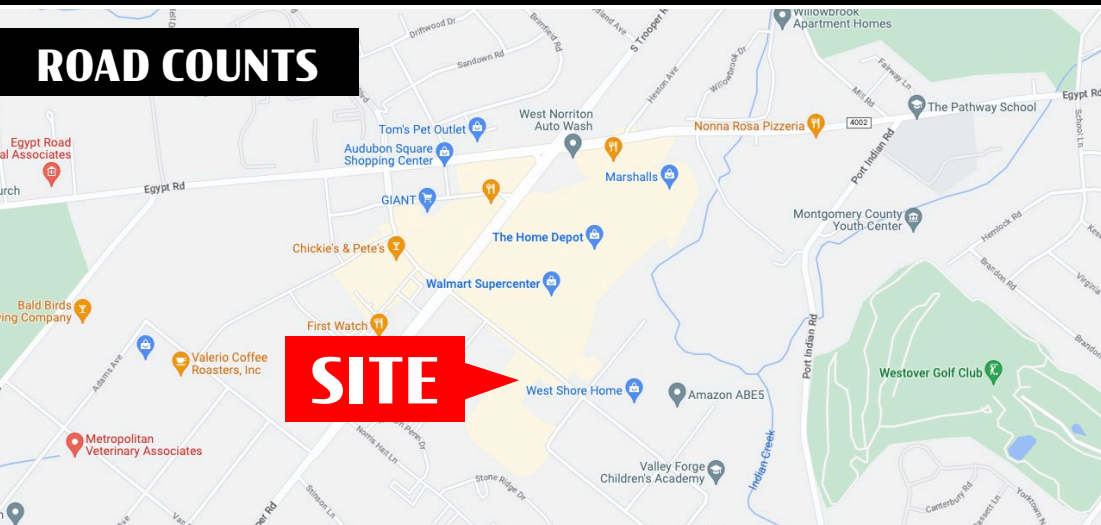


COMMERCIAL BROKERAGE. *Redefined.*

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ROAD COUNTS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,148	73,786	167,719
TOTAL EMPLOYEES	7,974	66,234	142,853
AVERAGE HHI	\$128,827	\$107,426	\$121,954
TOTAL HOUSEHOLDS	2,993	30,434	67,023

TRAFFIC COUNTS: **S Trooper Rd ± 26,000 VPD**



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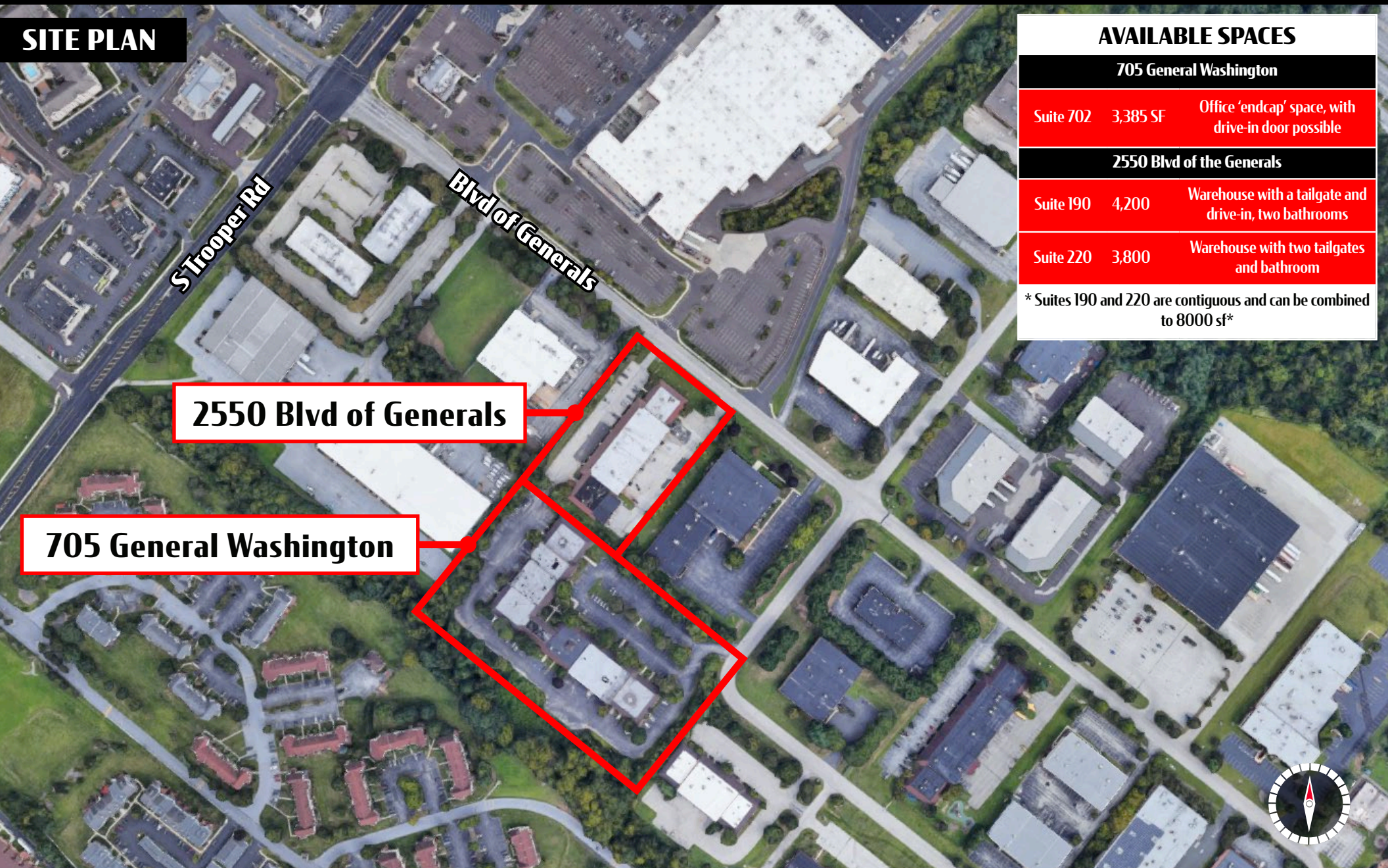
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SITE PLAN



AVAILABLE SPACES

705 General Washington

Suite 702	3,385 SF	Office 'endcap' space, with drive-in door possible
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Suite 190	4,200	Warehouse with a tailgate and drive-in, two bathrooms
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Suite 220	3,800	Warehouse with two tailgates and bathroom
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* Suites 190 and 220 are contiguous and can be combined to 8000 sf*



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MARKET AERIAL



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About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



LISTING AGENT:

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OUR LOCATIONS:

YORK OFFICE:
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LANCASTER OFFICE:
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