

±2,500 -  
4,500 SF

# 1008 W 9th Ave

FOR LEASE

KING OF PRUSSIA, PA | 19406



Theo Notaras

For Leasing Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



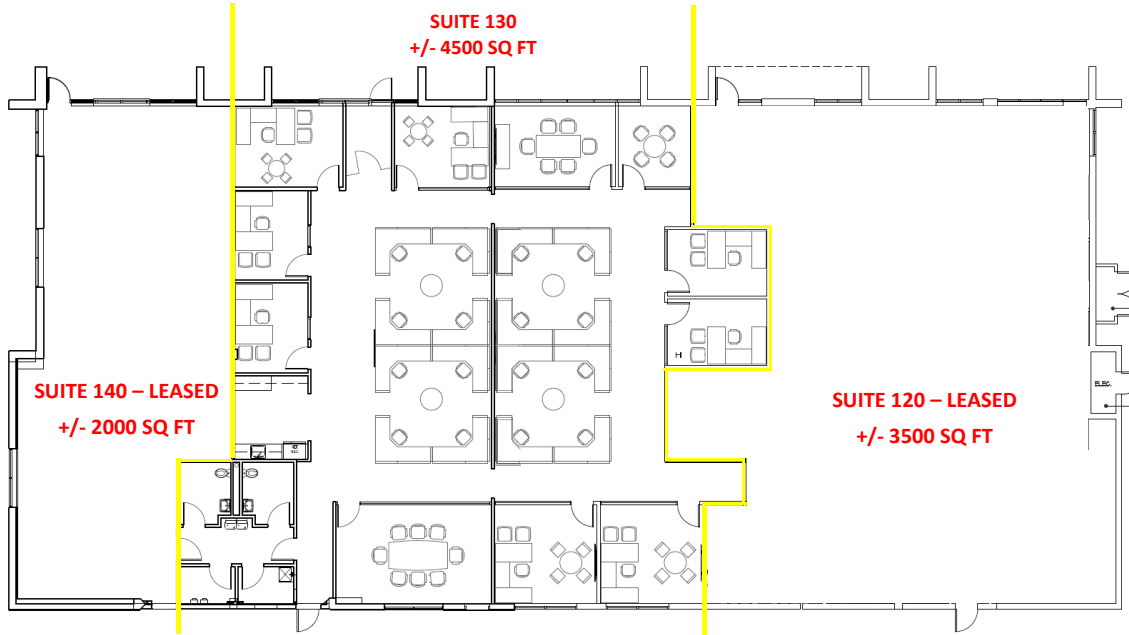
COMMERCIAL BROKERAGE. *Redefined.*



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## PROPERTY OVERVIEW

Contemporary office space available in excellent location in King of Prussia with immediate access to major highways: the PA turnpike, Routes 422, 202 and 23. This is a single story “must-see” office with open high ceilings and lots of parking at the front door.



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	53,270	176,491	547,347
TOTAL EMPLOYEES	78,130	152,948	380,992
AVERAGE HHI	\$150,877	\$162,953	\$185,853
TOTAL HOUSEHOLDS	23,961	69,997	213,126

TRAFFIC COUNTS: **W Valley Forge Rd** ±23,500 VPD



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20 MINUTE DRIVE TIME DEMOGRAPHICS



## POPULATION

346,917



## EMPLOYEES

304,357



## HH INCOME

\$170,327



## HOUSEHOLDS

136,472



## TRAFFIC COUNTS

W VALLEY FORGE RD  
23,500 VPD



**Site**

±23,500 VPD



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## MARKET OVERVIEW

Site

VALLEY FORGE CASINO RESORT

HYATT PLACE

REGAL

COSTCO WHOLESALE

Children's Hospital of Philadelphia

King of Prussia TC

Walmart WEGMANS KREI NORDSTROM MISSION BBQ LA FITNESS rack Starbucks

King of Prussia Mall  
★ macy's NORDSTROM LUSH Apple  
Bath & Body Works  
Foot Locker EVERY SEASON STARTS AT DICK'S SPORTING GOODS Starbucks H&M  
GameStop EXPRESS BONEFISH GRILL  
RITE AID TORRID POTTERY BARN LUCKY BRAND OLD NAVY

THE HOME DEPOT



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ACTIVE MEMBER OF:  
RETAIL BROKERS NETWORK

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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 AGENTS:

### Theo Notaras

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## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.

York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.

Suite 409, Exton, PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310

Williamsport, PA 17701

### LANCASTER OFFICE:

2173 Embassy Dr., Suite 201

Lancaster, PA 17601

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130

Moorestown, NJ 08057

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107

West Chester, PA 19380

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

