

2460 BOULEVARD OF THE GENERALS

WEST NORRITON, PA | 19403



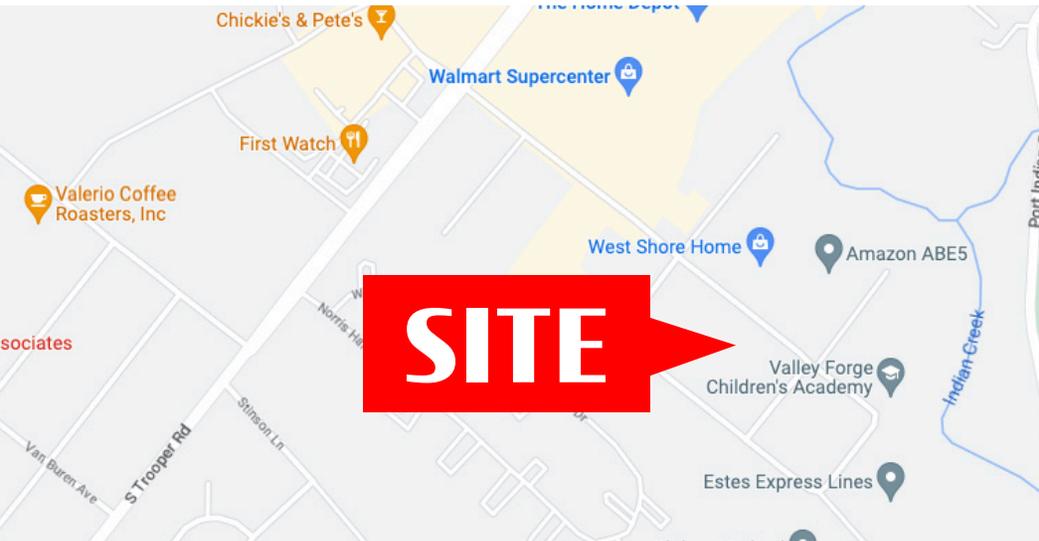
±19,812 SF
FLEX SPACE FOR LEASE

SURROUNDING RETAILERS



PROPERTY OVERVIEW

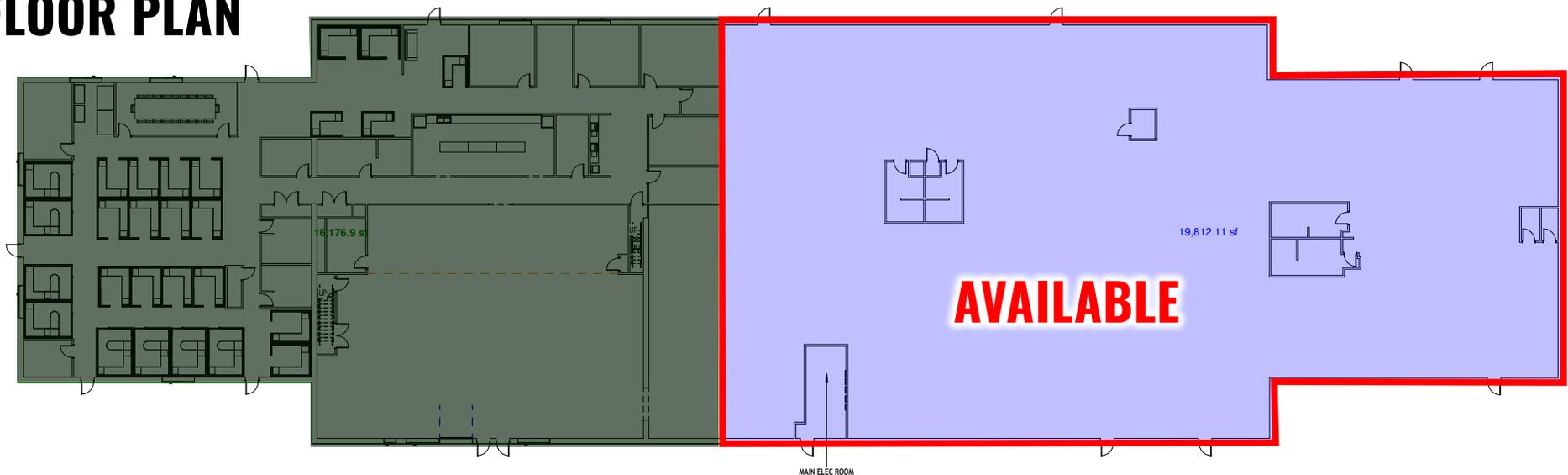
Conveniently located Flex building in the King of Prussia submarket with close proximity to the PA Turnpike (I76/I276) and Routes 422, 202, 23, and 363. The available 19,812 sf of office/warehouse space offers visibility and frontage to the street, along with tailgate access and plenty of parking. Amenities such as WaWa, Starbucks, Walmart, Home Depot, Giant Foods, restaurants and other retailers are within walking distance.



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

FLOOR PLAN



MARKET AERIAL



THEO NOTARAS

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

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Theo Notaras

TNotaras@bennettwilliams.com
610.306.3350

CONTACT US

610.321.1111 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

