



The 0.54 acre site is zoned C-1 Commercial and experiences average traffic counts in excess of 35k VPD. Additionally, there is the possibility of signage visibility from I-276 (PA Turnpike).

- Prime site
- Immediate to the Pavilion entrance to King of Prussia Mall
- Over 5.3 million SF of retail in a 1.5 mile radius
- Over 7.1 million SF of office in a 1.5 mile radius
- Ideal location for retail, medical, office, food service

Sale Price:	\$1,800,000
Lease Rate:	\$150,000 NNN (as-is)
Lease Type:	Ground Lease
Lot Size:	0.54 Acres
Zoning:	C-1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,070	23,257	70,806
Total Population	5,152	54,129	177,298
Average HH Income	\$97,421	\$96,746	\$96,840

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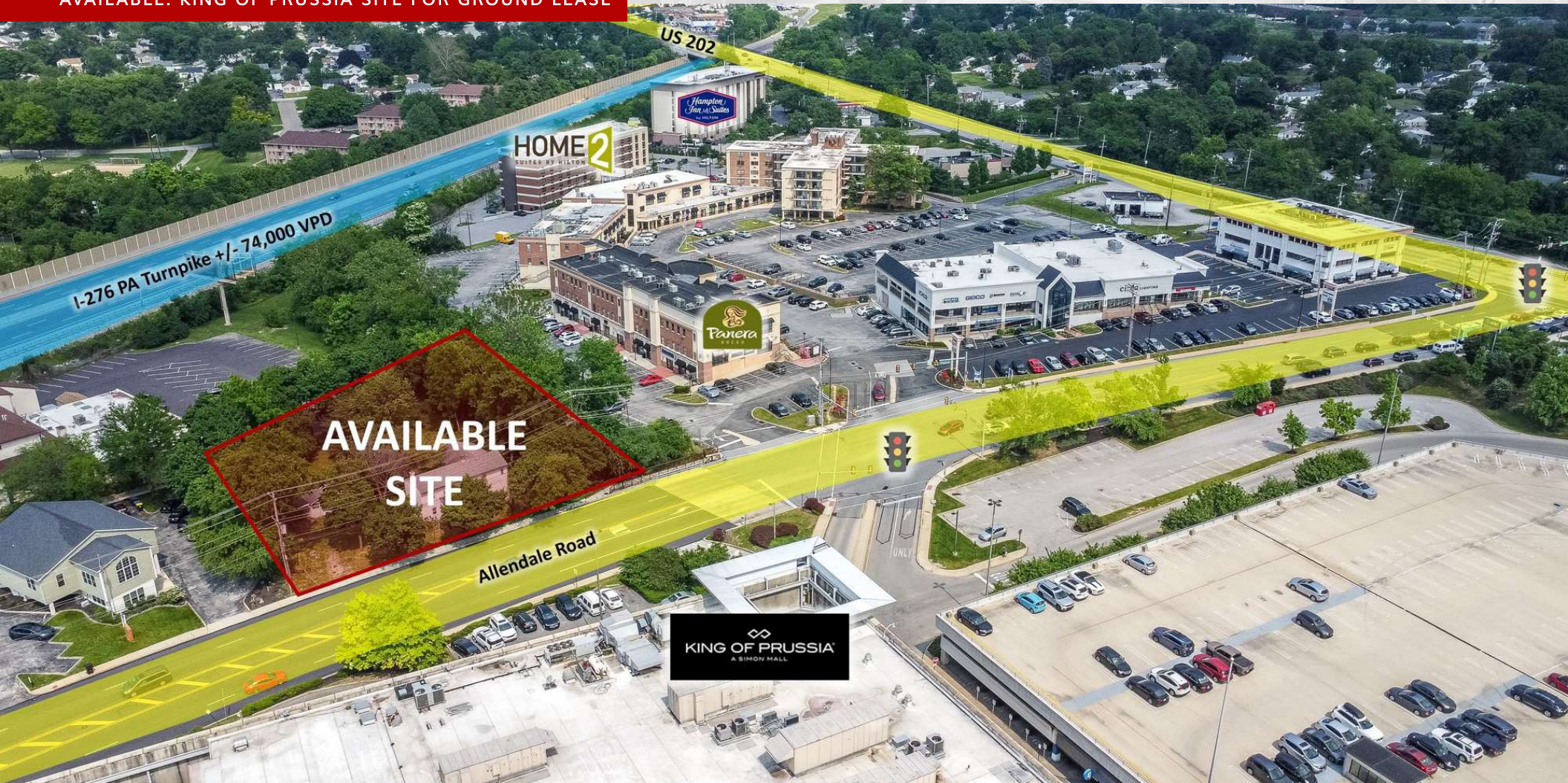
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IRREPLACEABLE KOP MALL OUTPARCEL WITH TURNPIKE VISIBILITY

158 Allendale Rd
King of Prussia, PA 19406



AVAILABLE: KING OF PRUSSIA SITE FOR GROUND LEASE



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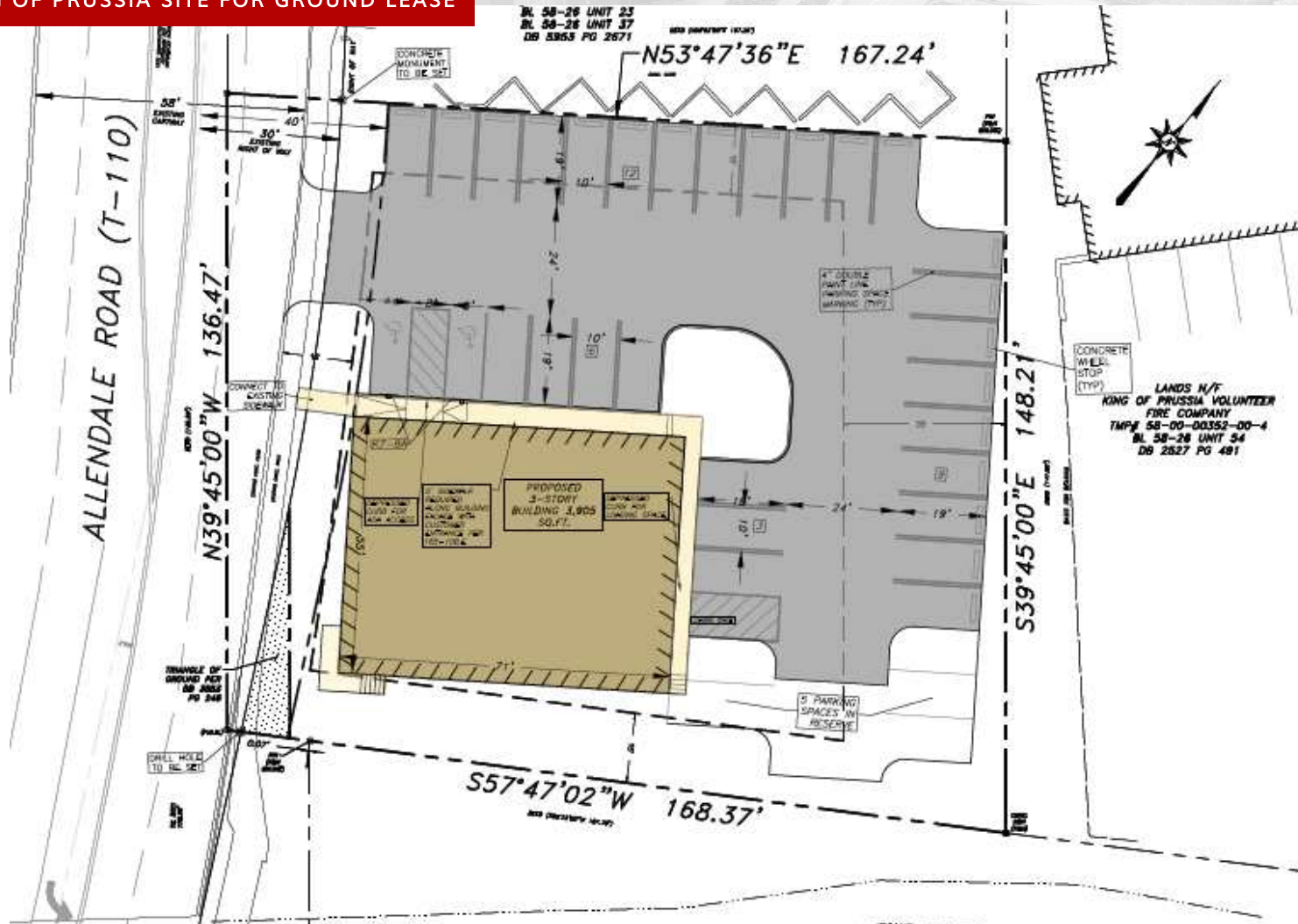
PROPOSED SITE CONCEPTUAL

158 Allendale Rd
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KING OF PRUSSIA
A SIMON MALL



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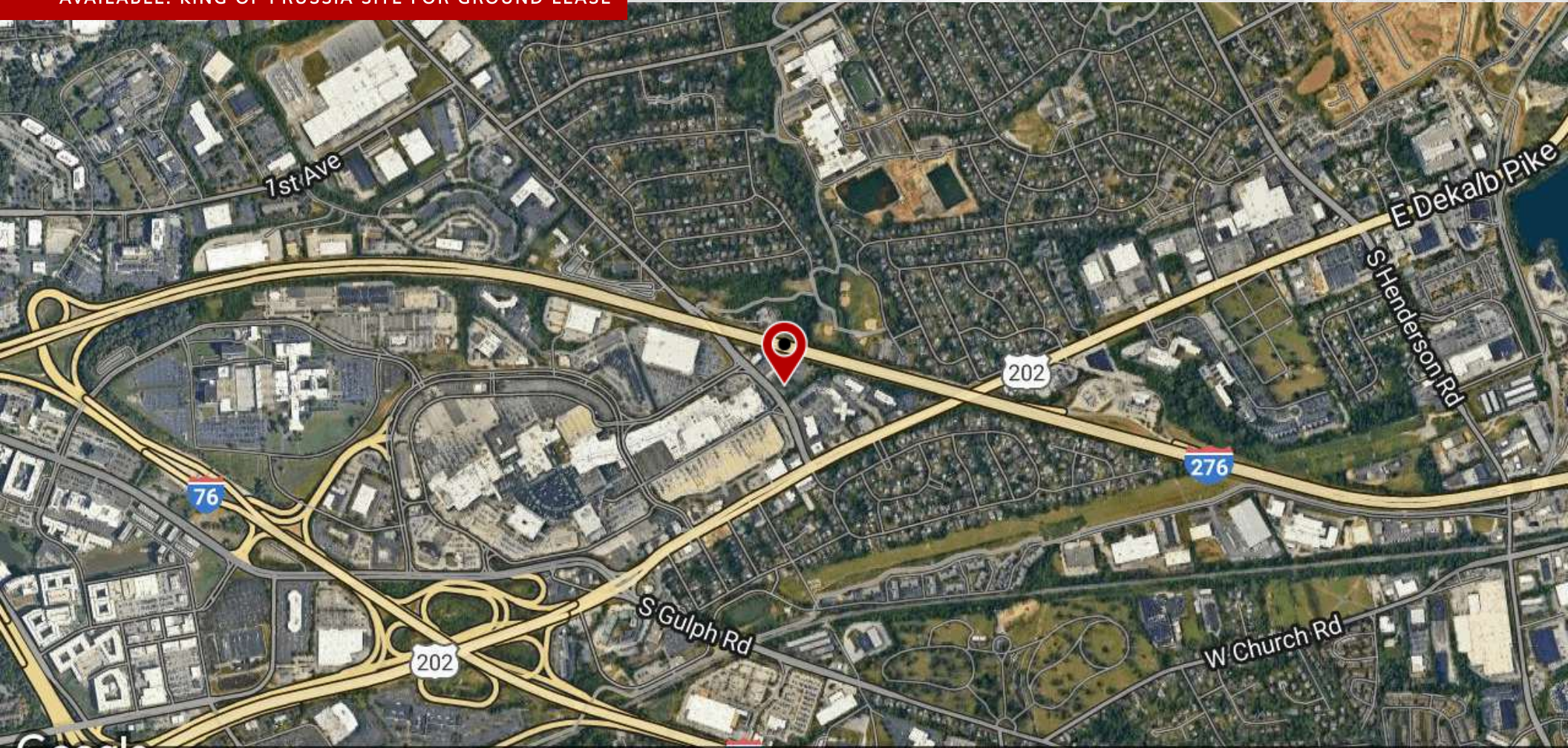
LOCATION MAP

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KING OF PRUSSIA
A SIMON MALL



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DEMOGRAPHICS

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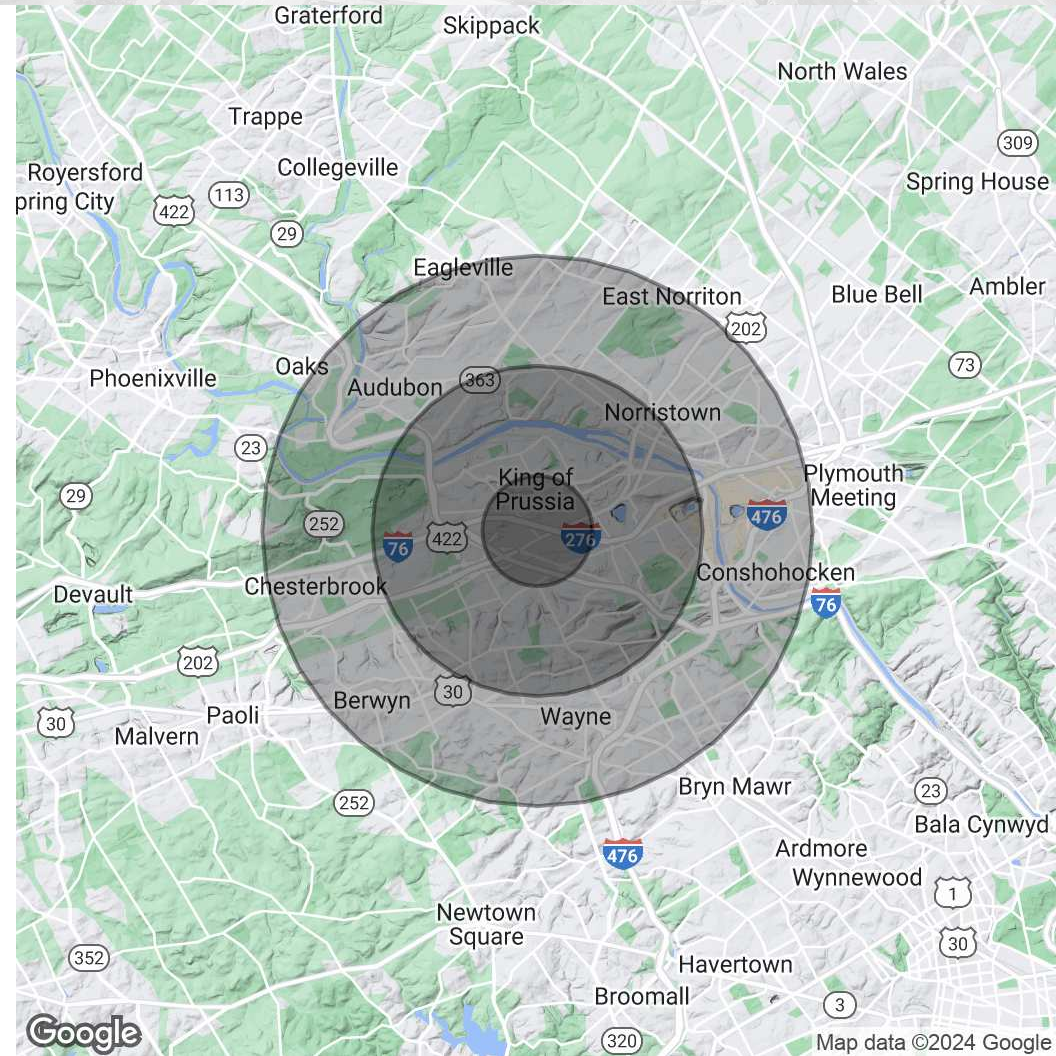
KING OF PRUSSIA
A SIMON MALL



AVAILABLE: KING OF PRUSSIA SITE FOR GROUND LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,152	54,129	177,298
Average Age	41.5	41.2	37.8
Average Age (Male)	40.5	39.5	36.3
Average Age (Female)	42.9	43.0	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,070	23,257	70,806
# of Persons per HH	2.5	2.3	2.5
Average HH Income	\$97,421	\$96,746	\$96,849
Average House Value	\$322,194	\$358,988	\$376,685

* Demographic data derived from 2020 ACS - US Census



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