

FOR SUBLEASE

## Former JCPenney Box Available

160 N. Gulph Road | King of Prussia, PA



## Overview

SIZE 186,339 SF

ASKING RENT Upon Request

POSSESSION Immediate

## NEIGHBORING TENANTS



## Contact

DAVID WIRTH

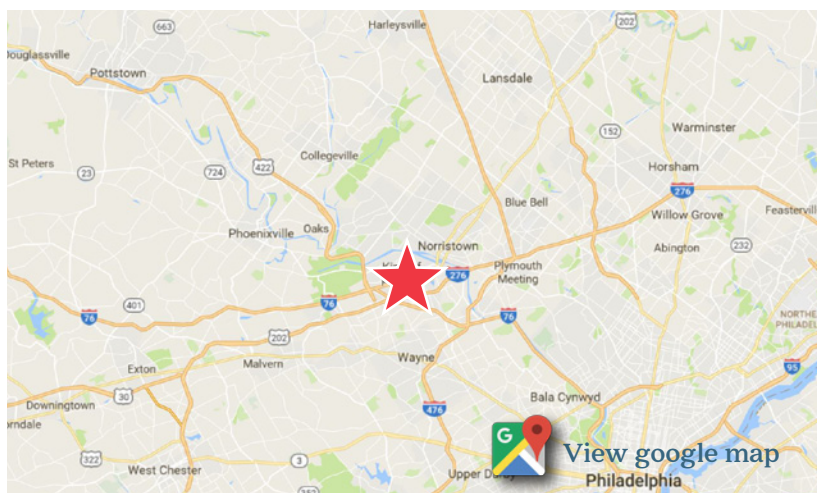
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## Description

- Two levels of anchor space in The Plaza at King of Prussia Mall
- King of Prussia Mall is the second largest mall in the country
- Located at the intersection of the PA Turnpike, Route 76 and Route 202, a major thoroughfare in suburban Philadelphia
- Plenty of parking and with excellent visibility
- Sales of over \$1 billion per year
- Largest floor plate available in King of Prussia



## Demographics

	1 MILE	3 MILE	5 MILE
Total Population	3,984	57,081	176,298
Number of Households	1,570	23,249	67,759
Median Household Income	\$87,591	\$87,088	\$78,754

Year: 2016 | Source: ESRI

SRS REAL ESTATE PARTNERS | 366 Madison Avenue, 5th Floor | New York, NY | 212.710.5250

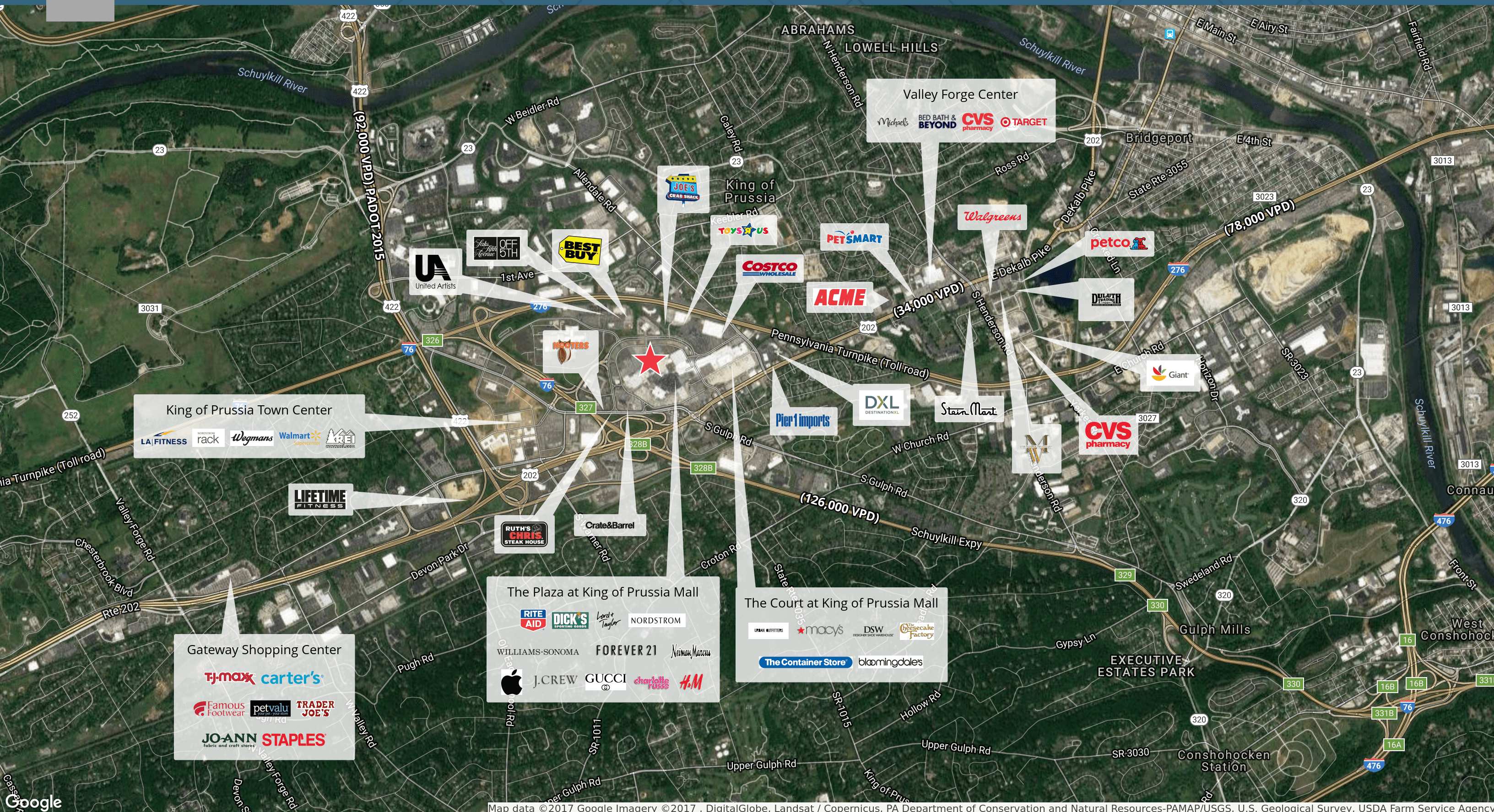
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# Former JCPenney Box Available King of Prussia Mall

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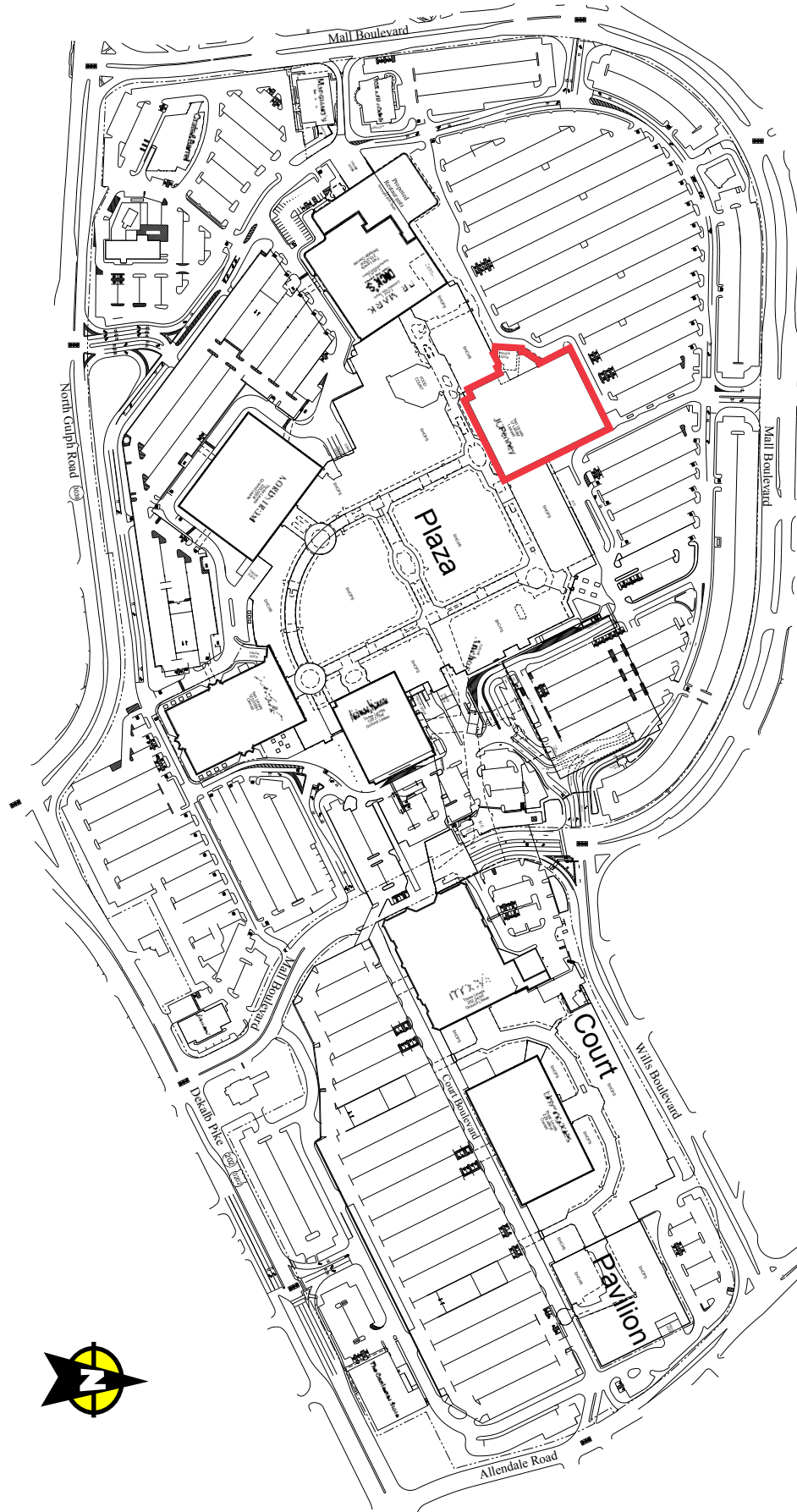


Map data ©2017 Google Imagery ©2017 , DigitalGlobe



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160 N Gulph Rd, King of Prussia, PA, 19406 Rings: 1, 3, 5 mile radii

Prepared by Esri Latitude: 40.08543 Longitude: -75.39330

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,793	52,680	164,168
2010 Population	4,135	56,208	173,342
2016 Population	3,984	57,081	176,298
2021 Population	3,972	58,112	179,350
2000-2010 Annual Rate	0.87%	0.65%	0.55%
2010-2016 Annual Rate	-0.59%	0.25%	0.27%
2016-2021 Annual Rate	-0.06%	0.36%	0.34%
2016 Male Population	51.0%	48.9%	49.3%
2016 Female Population	49.0%	51.1%	50.7%
2016 Median Age	37.4	39.5	38.3
<b>Households</b>			
2000 Households	1,645	22,019	64,576
2010 Households	1,665	23,004	67,116
2016 Total Households	1,570	23,249	67,759
2021 Total Households	1,552	23,620	68,795
2000-2010 Annual Rate	0.12%	0.44%	0.39%
2010-2016 Annual Rate	-0.94%	0.17%	0.15%
2016-2021 Annual Rate	-0.23%	0.32%	0.30%
2016 Average Household Size	2.53	2.34	2.46
<b>Housing Units</b>			
2016 Total Housing Units	1,757	24,913	73,542
2016 Owner Occupied Housing Units	892	15,444	43,295
2016 Renter Occupied Housing Units	678	7,805	24,464
2016 Vacant Housing Units	187	1,664	5,783
<b>Race and Ethnicity</b>			
2016 White Alone	66.1%	76.4%	72.0%
2016 Black Alone	5.7%	6.5%	12.0%
2016 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2016 Asian Alone	23.3%	12.7%	8.6%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Hispanic Origin (Any Race)	4.8%	5.2%	9.6%
<b>Income</b>			
2016 Median Household Income	\$87,591	\$87,088	\$78,754
2016 Average	\$118,084	\$124,705	\$115,249
Per Capita Income	\$48,672	\$51,573	\$45,217
<b>2016 Population 25+ by Educational Attainment</b>			
Total	2,850	39,417	119,231
High School Graduate	12.9%	15.2%	20.5%
GED/Alternative Credential	1.4%	1.3%	1.9%
Some College, No Degree	10.9%	11.1%	13.0%
Associate Degree	5.4%	5.1%	5.1%
Bachelor's Degree	34.7%	34.3%	29.3%
Graduate/Professional Degree	30.7%	28.3%	23.5%
<b>Data for all businesses in area</b>			
Total Businesses:	1,043	5,003	10,942
Total Employees:	25,417	86,709	171,281
Total Residential Population:	3,984	57,081	176,298
Employee/Residential Population Ratio:	6.38:1	1.52:1	0.97:1

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2020. Esri converted Census 2000 data into 2010 geography. Copyright 2016 Infogroup, Inc. All rights reserve.

6/14/17