



**2460 BLVD OF THE GENERALS
FLEX BUILDING FOR SALE**

2460 BOULEVARD OF THE GENERALS NORRISTOWN, PA 19403



PROPERTY DESCRIPTION

Discover this versatile 37,000 SF flex building located in the Valley Forge Business Center, just five minutes from King of Prussia with immediate access to I-76, Route 202, and the PA Turnpike. Situated on a 3.97-acre lot, this single-story property offers:

Built in 1980, the building features Class C flex space ideal for office, technology, or specialized institutional uses. Currently occupied by the Audubon Branch YMCA, the site benefits from LCI zoning, supporting a wide range of commercial and light industrial activities.

Strategically positioned in a suburban Philadelphia location with strong demographics – median household income of \$95,312 within one mile – and convenient public transit options via the Norristown commuter rail stations (within 10 minutes).

| | |
|-----------------------|--------------------|
| Sale Price: | \$4,000,000 |
| Lot Size: | 3.97 Acres |
| Building Size: | 37,000 SF |

PROPERTY HIGHLIGHTS

- ✓ Former corporate headquarters with upgrades
- ✓ 2 Loading Docks - Ability to add several more
- ✓ Full sprinkler coverage throughout + modern security system
- ✓ 1,500 SF raised floor computer room
- ✓ Heavy power capacity (800a/600v 3-phase)
- ✓ Ample parking and secure entry
- ✓ Located within a professionally managed business park
- ✓ 17' to the Deck, 15' to the Joist



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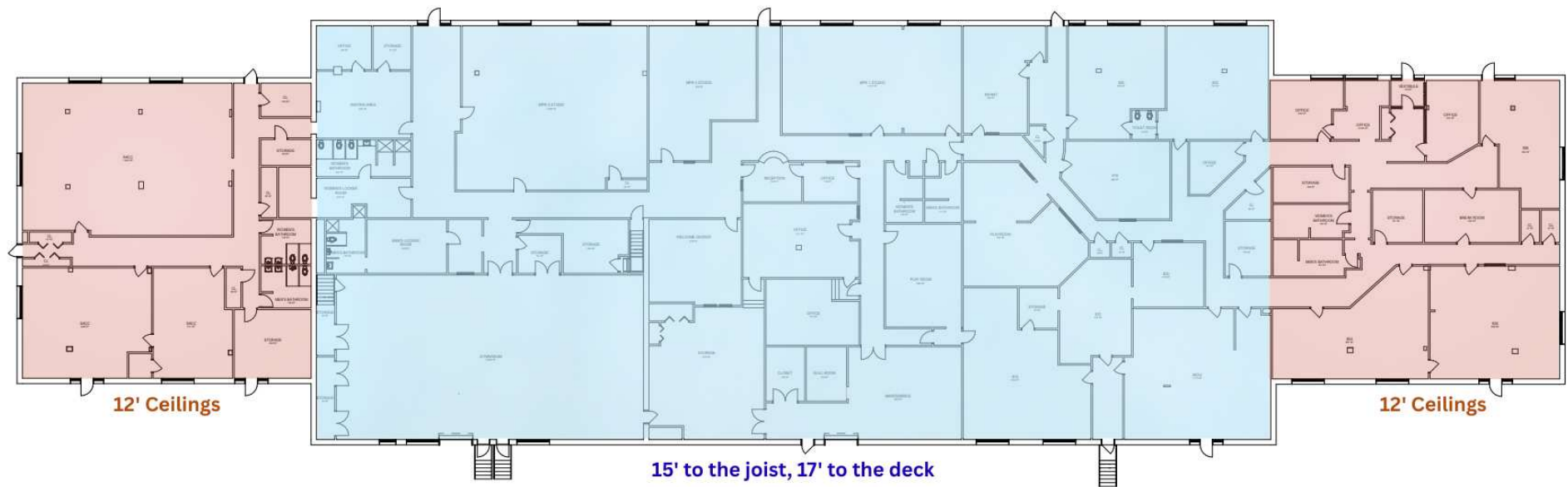
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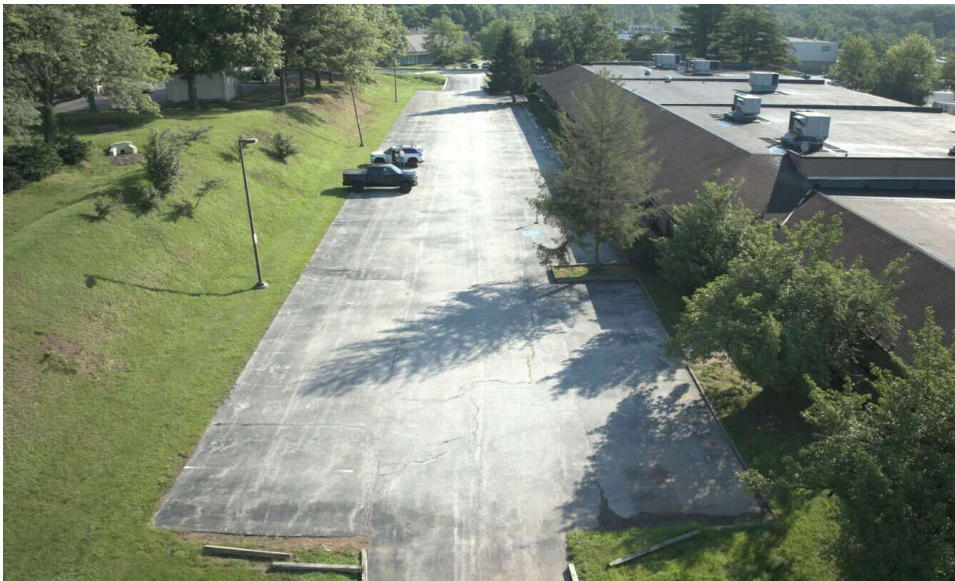




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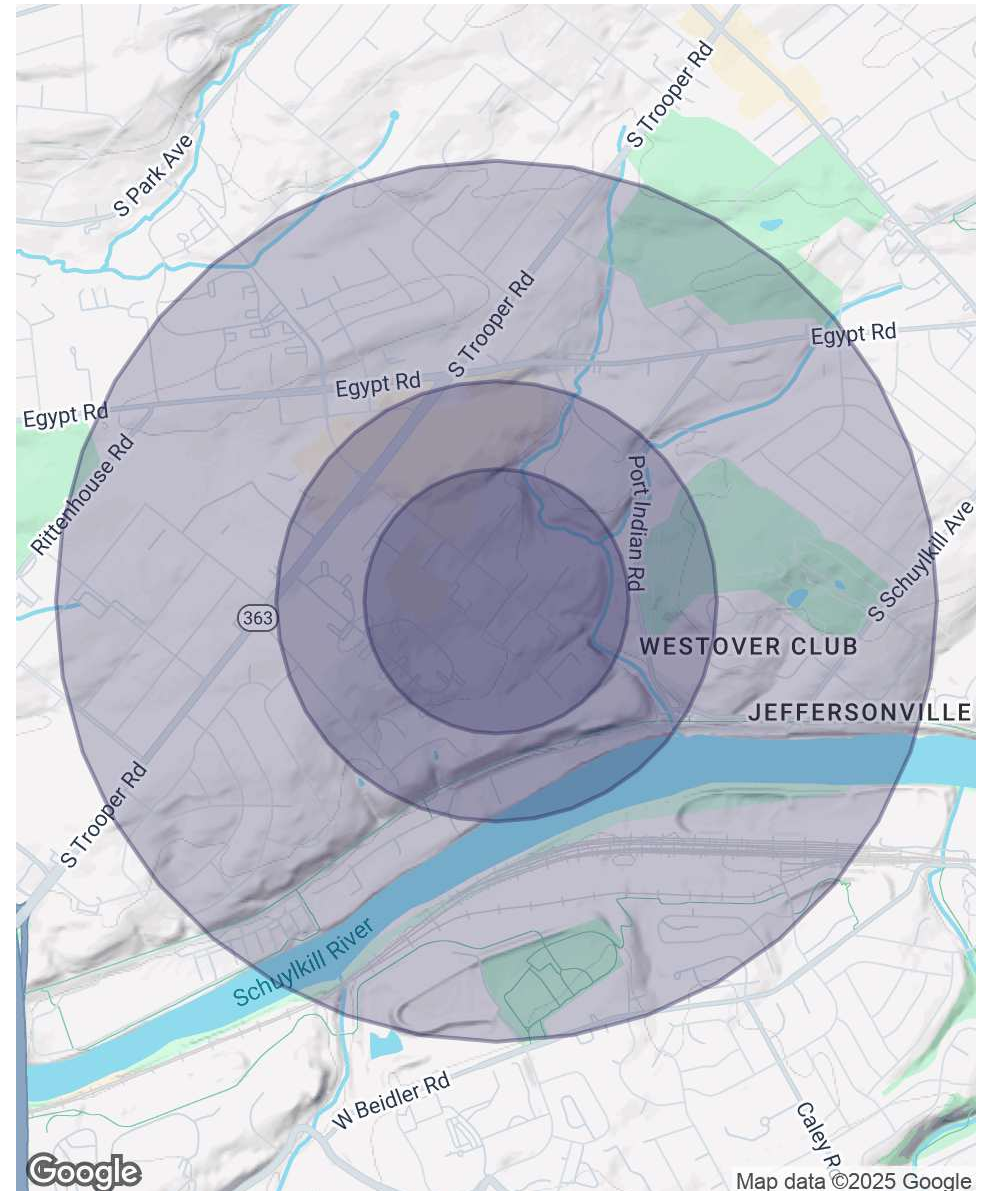
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 234 | 1,030 | 6,639 |
| Average Age | 46 | 45 | 48 |
| Average Age (Male) | 44 | 43 | 46 |
| Average Age (Female) | 48 | 47 | 49 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 110 | 509 | 3,260 |
| # of Persons per HH | 2.1 | 2 | 2 |
| Average HH Income | \$126,119 | \$124,012 | \$124,136 |
| Average House Value | \$374,071 | \$363,380 | \$367,092 |

Demographics data derived from AlphaMap







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NICOLE LYDDANE

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PA #RS329276

PROFESSIONAL BACKGROUND

Nicky lives in Phoenixville with her two Labs, Remy and Pierce. She enjoys hiking, traveling, camping, spending time with family and friends, sits on several non-profit committees and volunteers weekly at a therapeutic horse farm in Malvern. Nicole has been with Swope Lees since 2015 and prides herself on providing unparalleled customer service, fabulous communication, and looks out for the needs of her clients.

EDUCATION

PA Real Estate License
Licensed 2015 – Present

University of Delaware
Bachelor of Applied Science (B.A.Sc.), Hotel, Motel, and Restaurant Management
2001 – 2005

Swope Lees Commercial Real Estate
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West Chester, PA 19382
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