

VALLEY FORGE RD. & GERDES BLVD.

King of Prussia, PA 19406



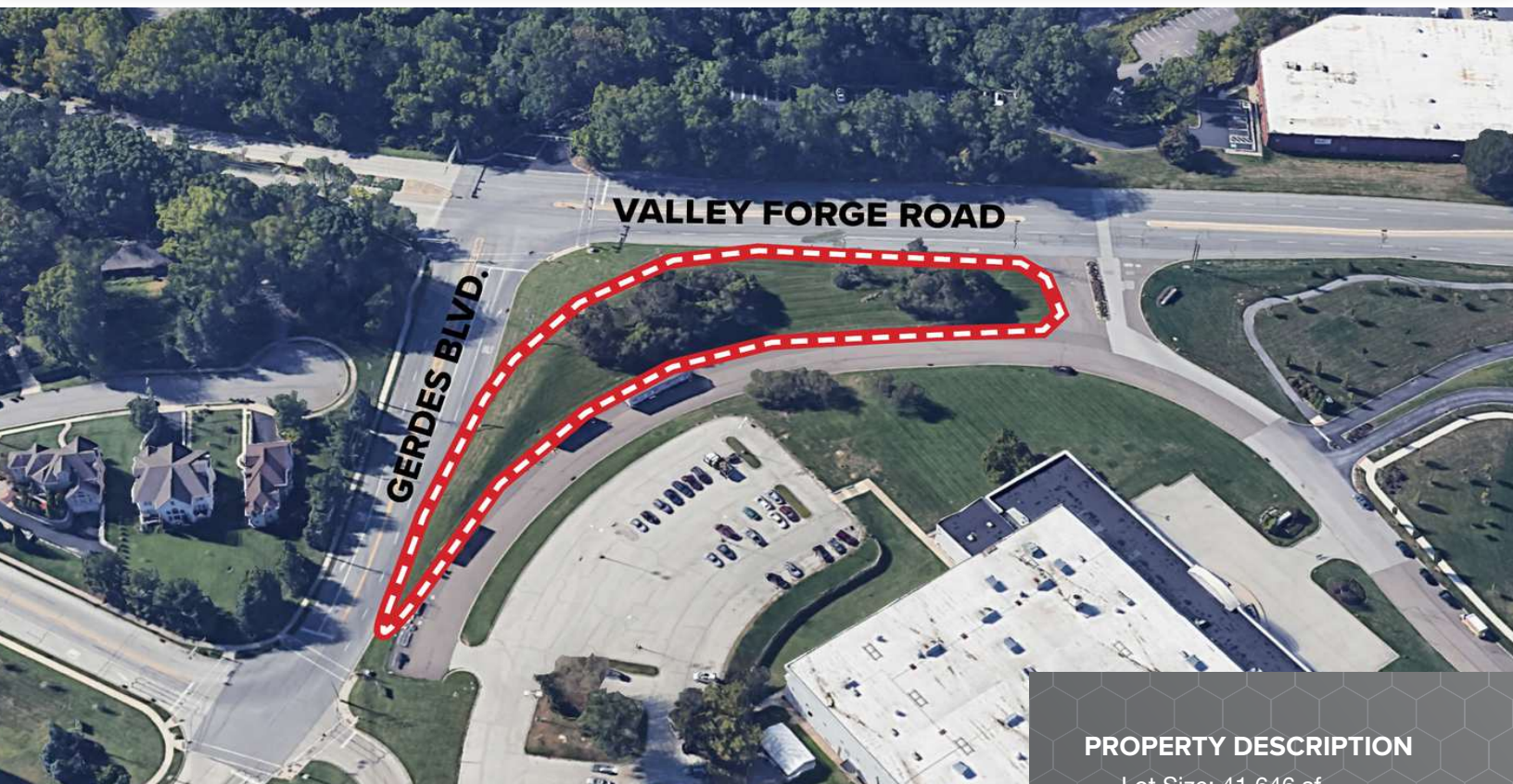
FOR SALE



LAND



41,646 SF



PROPERTY DESCRIPTION

- Lot Size: 41,646 sf
- Zoning: SM-1 Suburban Metropolitan. Full zoning code available upon request
- Utilities: All public utilities to site
- Tax Parcel #:58-00-14319-10-4
- Property Tax: \$134 (2025)
- 10,671 VPD traffic count on Valley Forge Road
- Within minutes to PA Turnpike Exit 326, Route 76, Route 202 and the King of Prussia Mall



FOR MORE INFORMATION

Jared Licht

☎ 215.396.2900 x105

✉ licht@naimertz.com

Jeffrey Licht, SIOR

☎ 215.396.2900 x101

✉ bucks@naimertz.com

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NAI Mertz



NAI Mertz | 210 E. Street Road, Suite 3B
Feasterville-Trevose, PA 19053
215-396-2900 | naimertz.com



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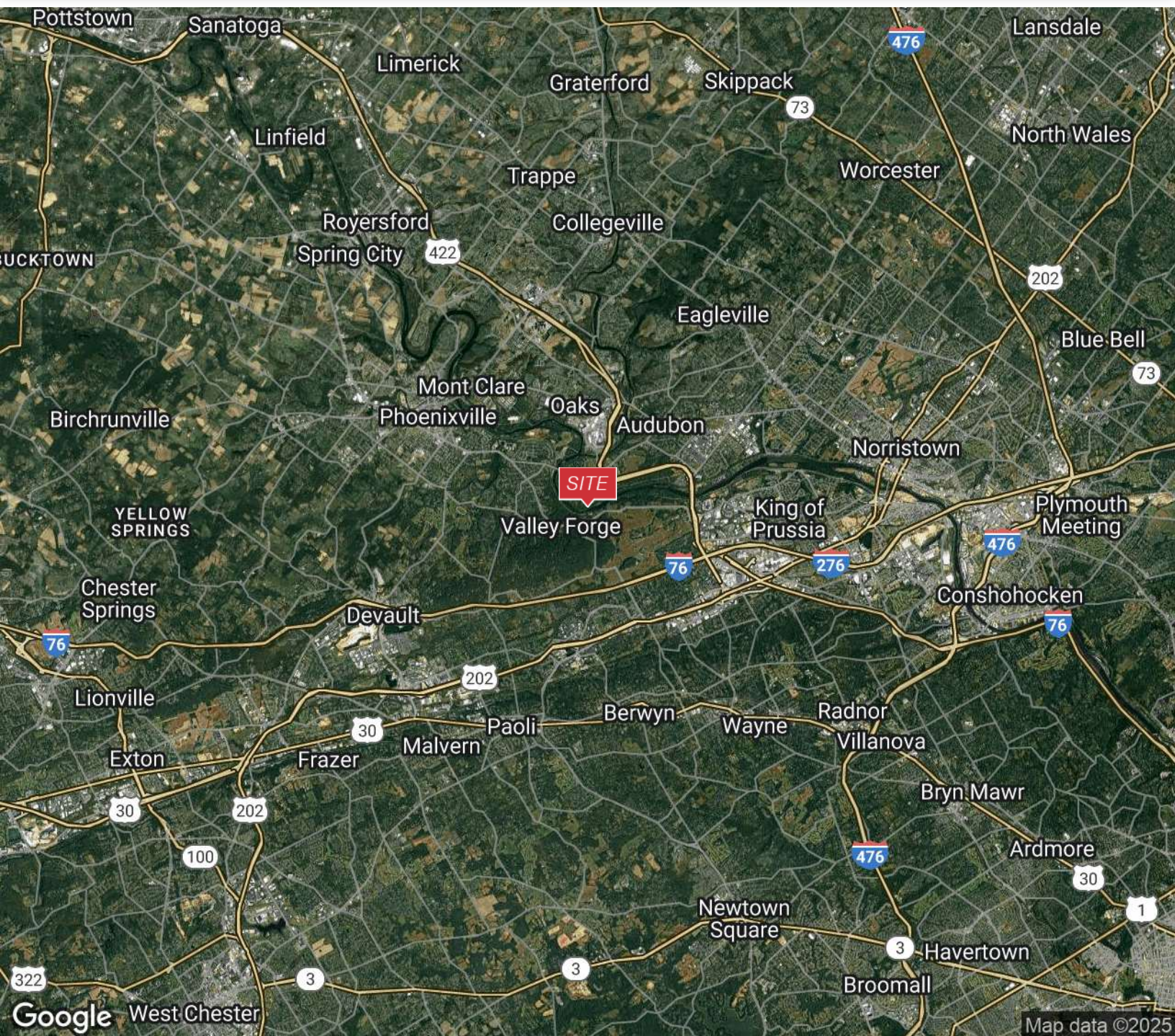
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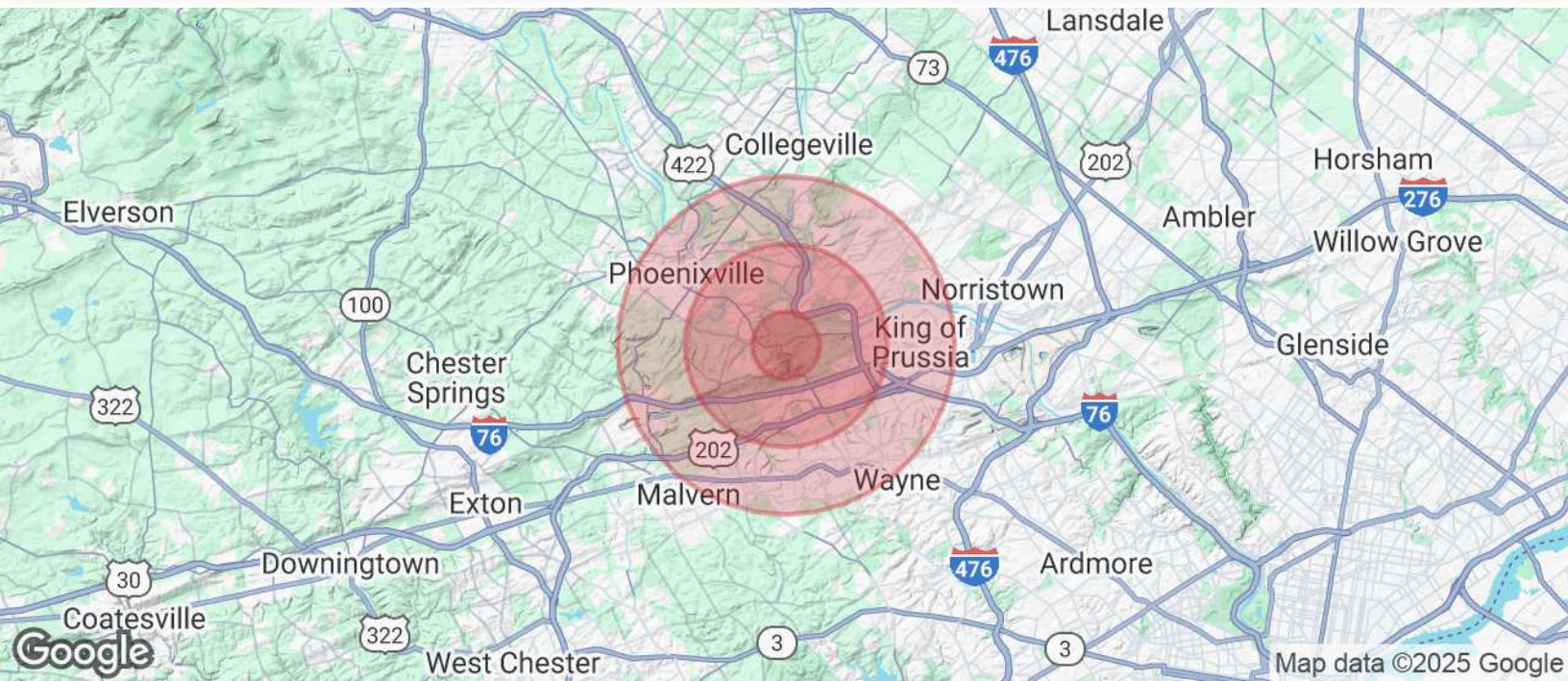
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	592	36,456	148,469
Average Age	44	42	42
Average Age (Male)	43	41	40
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	229	15,418	60,106
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$220,502	\$186,636	\$177,273
Average House Value	\$840,198	\$621,206	\$598,956

Demographics data derived from AlphaMap

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