

198 ALLENDALE



Available:

- Ground floor: retail 3000SF
- 3rd floor: suite/retail 1250SF
- 4th floor: office/multi 5000SF

PRIME RETAIL/SPACE AVAILABLE

198 Allendale Rd , King of Prussia, PA 19406 | Montgomery County

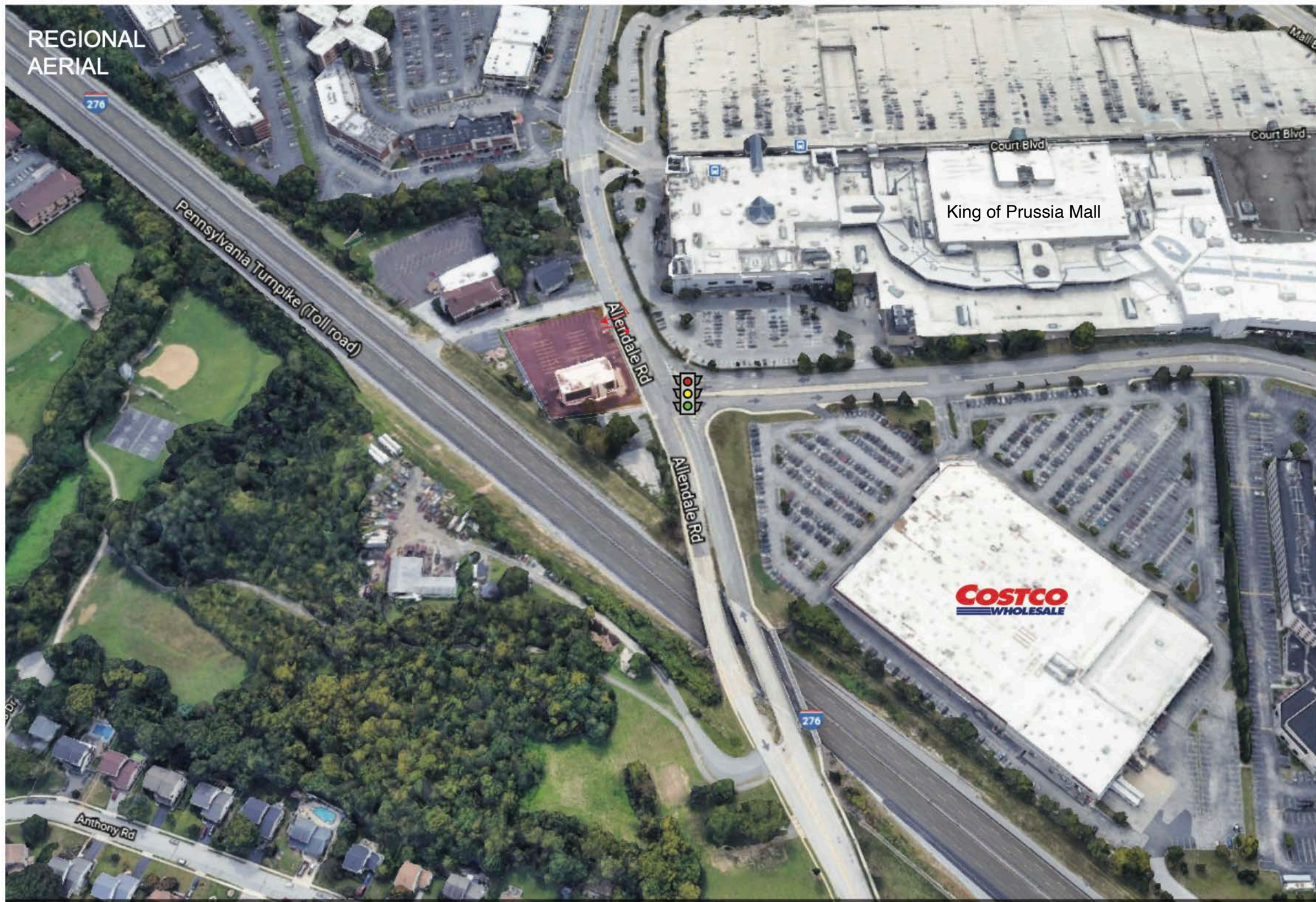
Property Highlights

- Located directly across from the King of Prussia Mall and Costco
- Retail and Office/Suites with high visibility
- Lobby, interior and bathrooms newly renovated
- Large Parking lot
- Monument Signage
- Regional destination for the Philadelphia Metropolitan Market, a premier shopping destination with 450 stores & 30+ eateries
- Easy access to and from US Rt. 76, PA Turnpike, Rt. 202 & Rt. 422

Demographics

	1 Mile	3 Miles	5 Miles
Population	9,315	76,973	190,714
Average HH Income	\$100,146	\$123,003	\$138,715
Total Businesses	1,232	5,198	11,350
Number of Employees	28,581	108,126	202,716
Traffic Counts	Allendale Rd. & Wills Blvd. Combined: 15,000 ADA		

REGIONAL
AERIAL



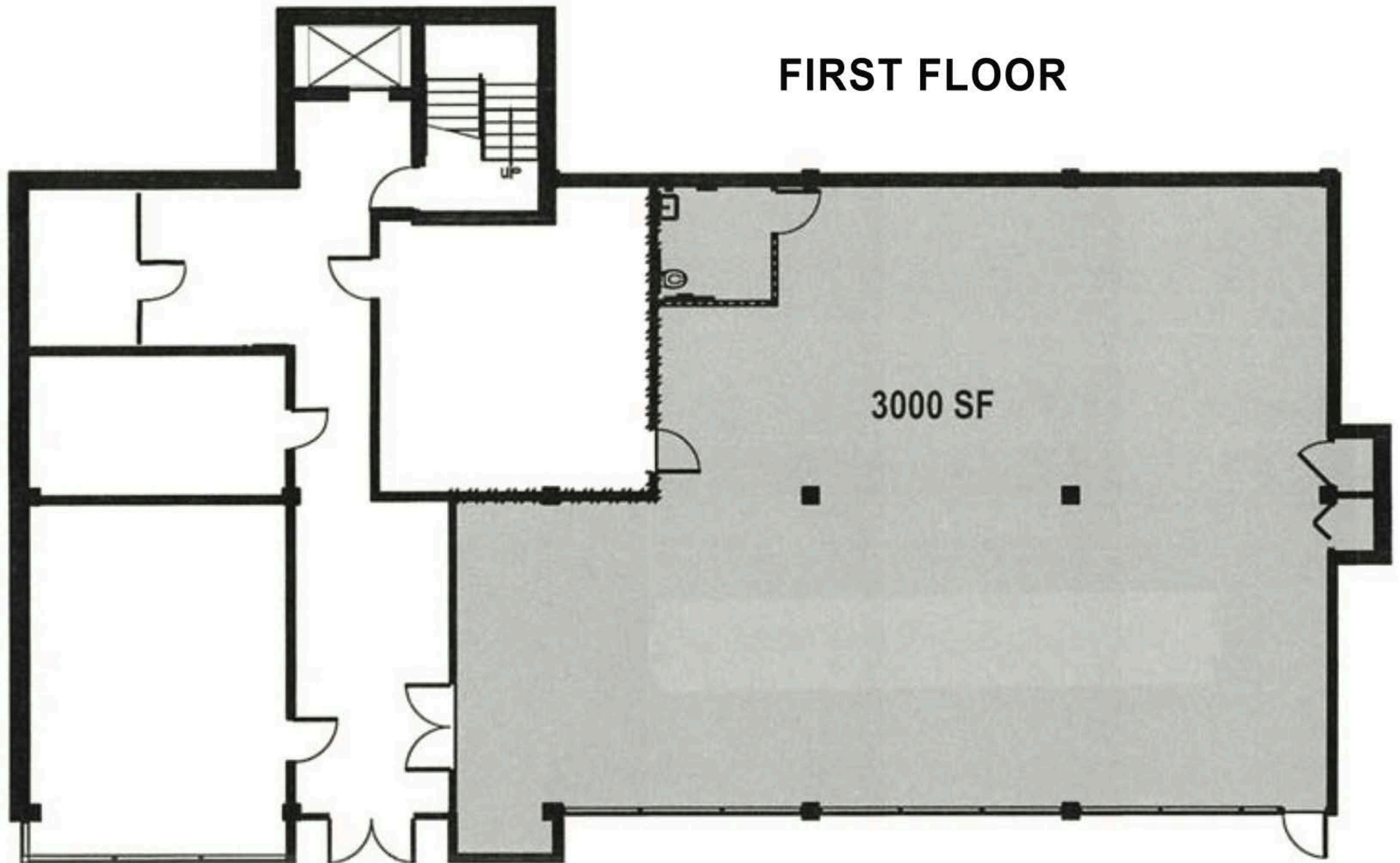
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FIRST
FLOOR PLAN

3,000 SF +/- AVAILABLE

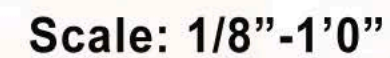
FIRST FLOOR



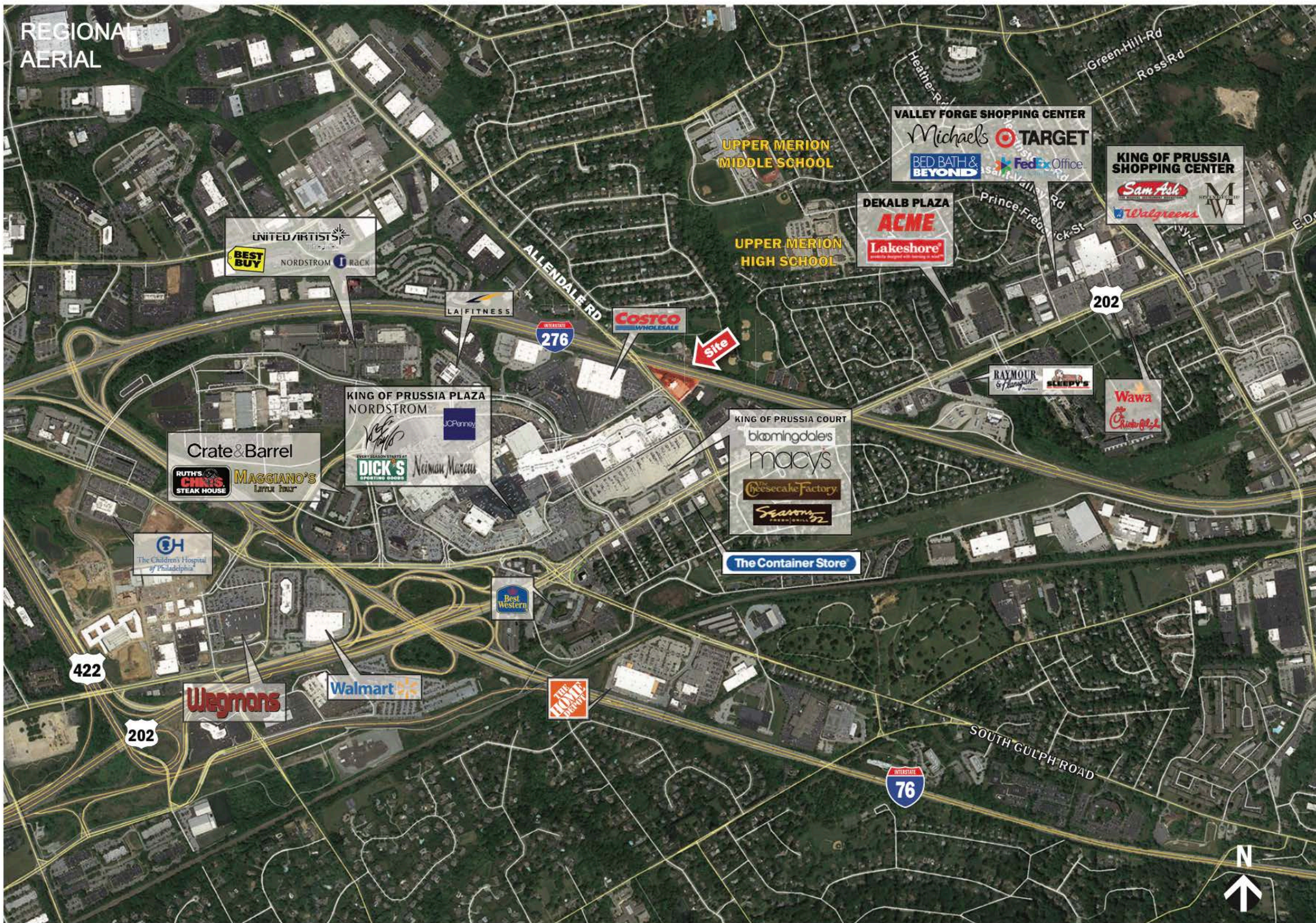
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5,000 SF +/- AVAILABLE



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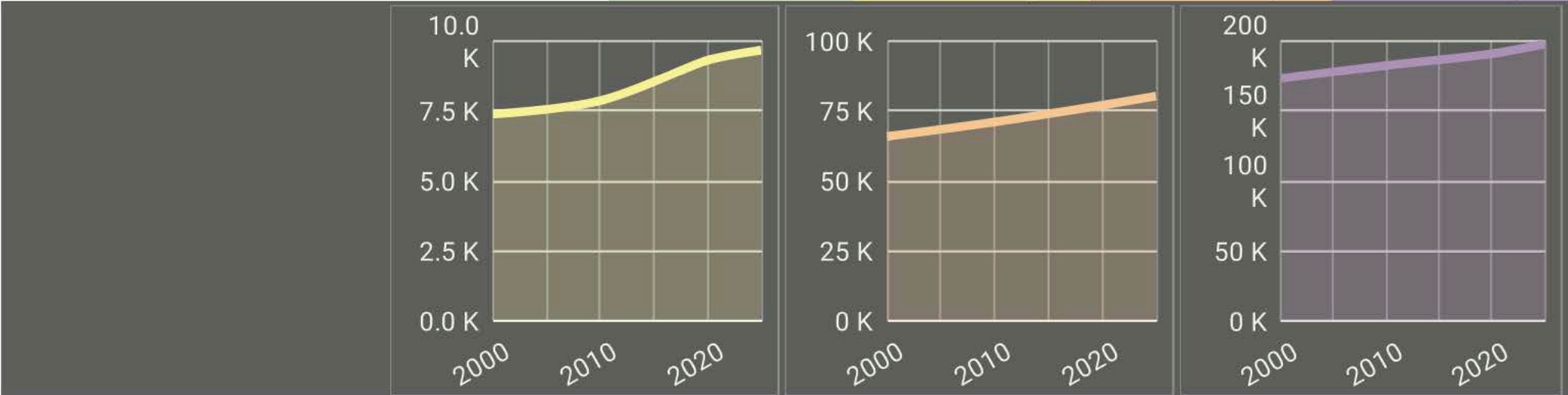
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Population

Estimated Population (2020)
Projected Population (2025)
Census Population (2010)
Census Population (2000)
Projected Annual Growth (2020-2025)
Historical Annual Growth (2010-2020)
Historical Annual Growth (2000-2010)
Estimated Population Density (2020)
Trade Area Size

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2020)	9,315	76,973	190,714
Projected Population (2025)	9,675	80,250	197,747
Census Population (2010)	7,862	71,008	182,367
Census Population (2000)	7,384	65,844	173,145
Projected Annual Growth (2020-2025)	360 0.8%	3,276 0.9%	7,034 0.7%
Historical Annual Growth (2010-2020)	1,453 1.6%	5,965 0.8%	8,347 0.4%
Historical Annual Growth (2000-2010)	478 0.6%	5,165 0.8%	9,222 0.5%
Estimated Population Density (2020)	2,967 psm	2,724 psm	2,429 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi



Education Attainment (2020)

Elementary or Some High School
High School Graduate
Some College or Associate Degree
Bachelor or Graduate Degree

	1 mi radius	3 mi radius	5 mi radius
Elementary or Some High School	373 5.6%	4,012 7.5%	8,649 6.6%
High School Graduate	1,212 18.2%	10,901 20.4%	27,445 20.8%
Some College or Associate Degree	1,173 17.6%	10,234 19.2%	23,914 18.1%
Bachelor or Graduate Degree	3,911 58.7%	28,239 52.9%	71,938 54.5%

