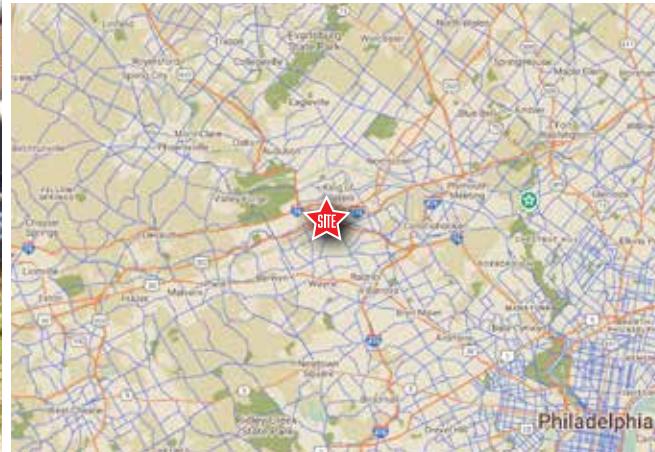


1,033SF RETAIL SPACE IN KING OF PRUSSIA | FOR LEASE

198 S Gulph Rd | King of Prussia PA 19406 | Montgomery County

LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE



JOIN KING OF PRUSSIA
A SIMON MALL



1,033 SF
Ground Floor

5,227 SF
Parcel Size

IMMEDIATE
Availability

LEASE/SF
Upon Request

PROPERTY INFORMATION

- F/S Building next to busy Wawa, near the King of Prussia Mall and Super Regional King of Prussia Trade Area
- Excellent Visibility & Access with Strong Traffic Counts, Zoned C-1
- Bus route stops located along S Gulph Rd within walking distance
- Ideal location for Retail, Automotive, Medical/Dental Uses, Restaurants, Salons, Boutiques

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--|-----------|-----------|
| Population | 5,281 | 68,782 | 199,051 |
| Average HH Income | \$179,700 | \$172,348 | \$168,015 |
| Total Businesses | 788 | 5,373 | 11,146 |
| Number of Employees | 17,671 | 102,121 | 187,947 |
| Traffic Counts | S. Gulf Road: 23,475 VPD Rt. 202 (Dekalb Pk.): 40,176 VPD | | |

Data Source: Sites USA REGIS® 2025

FOR MORE INFORMATION
PLEASE CONTACT:

DAVID DEPETRIS
610-941-4034 X107
856-912-1165 CELL
DDEPETRIS@LPRE.COM

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DDEPETRIS@LPRE.COM



SCAN FOR
WEB SITE
LPRE.COM

1,033SF RETAIL SPACE IN KING OF PRUSSIA | FOR LEASE

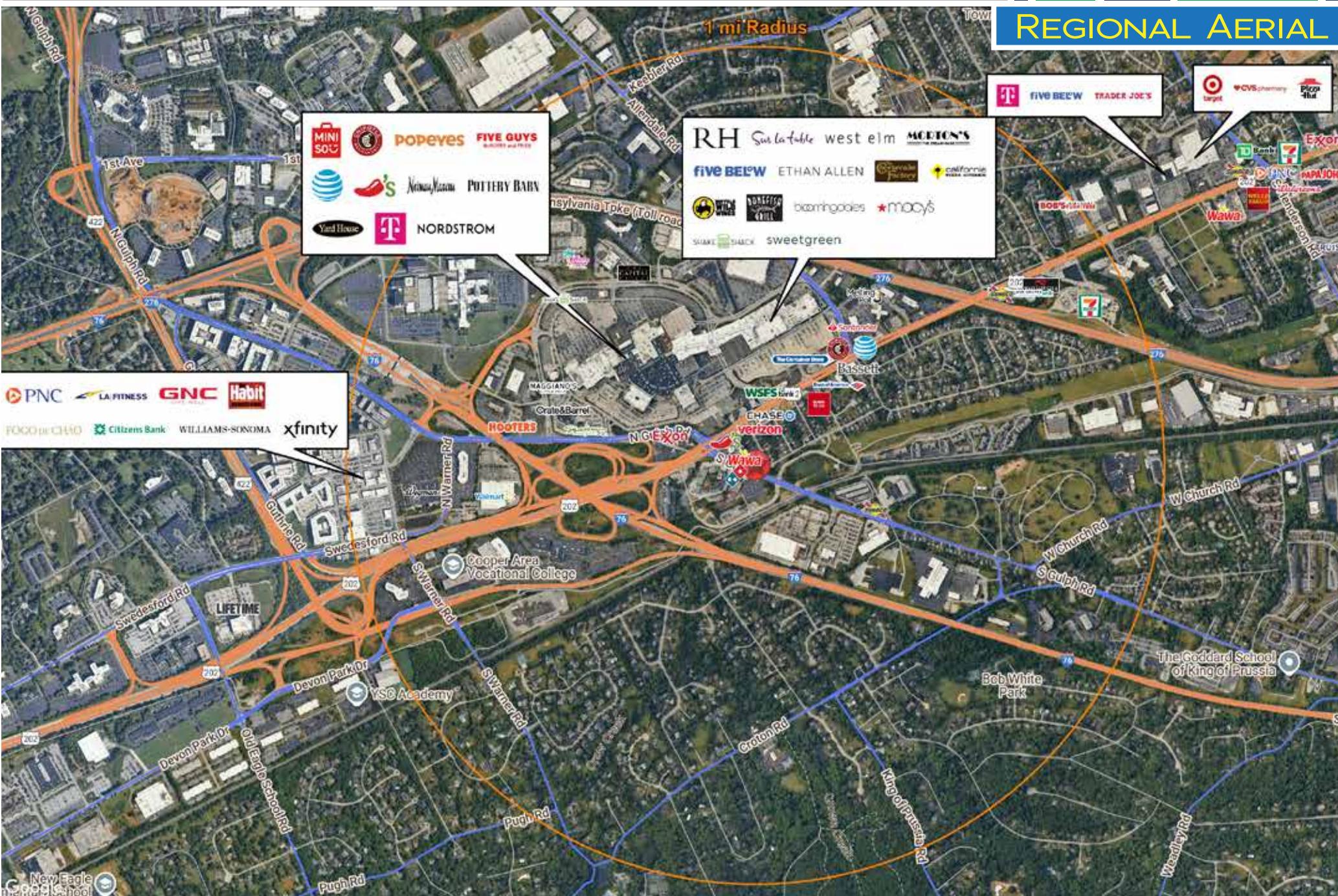
198 S Gulph Rd | King of Prussia PA 19406 | Montgomery County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

REGIONAL AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

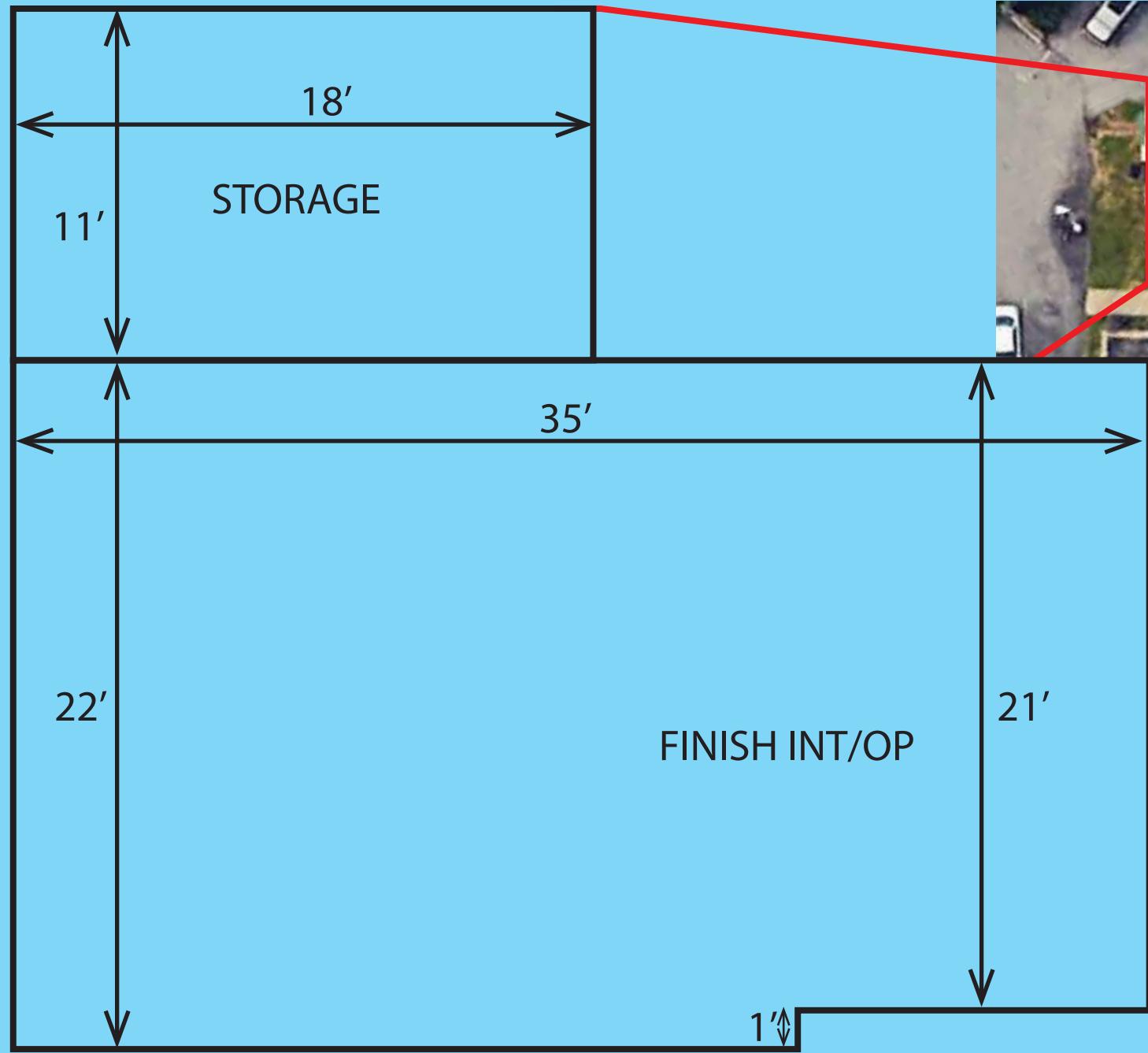
Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

1,033SF RETAIL SPACE IN KING OF PRUSSIA | FOR LEASE

198 S Gulph Rd | King of Prussia PA 19406 | Montgomery County

LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE

SITE PLAN



1,033SF RETAIL SPACE IN KING OF PRUSSIA | FOR LEASE

198 S Gulph Rd | King of Prussia PA 19406 | Montgomery County

DEMOGRAPHICS

| Population | 1 Mile | 3 Miles | 5 Miles |
|--|--------|---------|---------|
| Population (Est. 2024) | 5,281 | 68,782 | 199,051 |
| Projected Population (2029) | 5,346 | 69,735 | 202,679 |
| Projected Annual Growth (2024 to 2029) | 0.2% | 0.3% | 0.4% |

Households & Growth

| Households | 2,161 | 28,456 | 78,396 |
|--|-------|--------|--------|
| Projected HH (2029) | 2,213 | 28,978 | 80,326 |
| HH Growth with Children (2024 to 2029) | 27.1% | 27.7% | 29.7% |

Income

| | | | |
|-------------------------------|-----------|-----------|-----------|
| Average HH Income (Est. 2024) | \$179,700 | \$172,348 | \$168,015 |
| Median HH Income (2024) | \$134,463 | \$128,578 | \$122,459 |

Daytime Population

| | | | |
|----------------------------|--------|---------|---------|
| Total Businesses (2024) | 788 | 5,373 | 11,146 |
| Number of Employees (2024) | 17,671 | 102,121 | 187,947 |

Education

| | | | |
|----------------------|-------|-------|-------|
| High School Graduate | 13.3% | 15.5% | 19.7% |
| Some College | 11.4% | 10.9% | 11.0% |
| Bachelor Degree | 40.4% | 36.3% | 32.5% |
| Graduate | 23.6% | 27.0% | 25.6% |

Traffic Counts: S. Gulf Road: 23,475 VPD • Rt. 202 (Dekalb Pk.): 40,176 VPD

Data Source: Sites USA REGIS™ 2025

