

**729 WEST DEKALB PIKE**  
**Upper Merion Township, King of Prussia, PA 19406**



**EXCEPTIONAL LEASING/SIGNAGE OPPORTUNITY IN KOP!**

**2,000 Square Foot Two-Story Building w/ Lower Level Recently Renovated**

**\$6,500.00 Per Month NNN**

One of the last remaining properties in this highly recognized national shopping mecca corridor

50' Frontage on US RT 202

Across From REGION'S PREMIER SHOPPING MALL The King of Prussia Mall, Netflix House, Eataly and more

33,000+ Average Daily Traffic

Easy access to major area arteries (PA Turnpike, Schuylkill Expressway, US 202 and US 422)

Fully sprinkled building with wet system

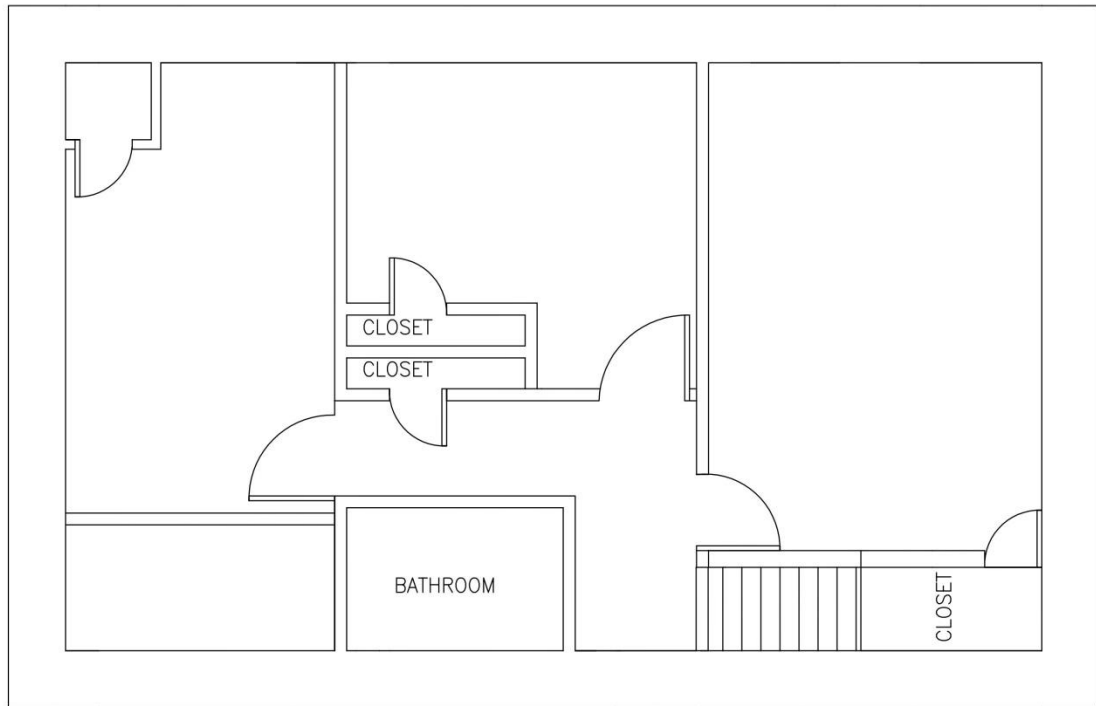
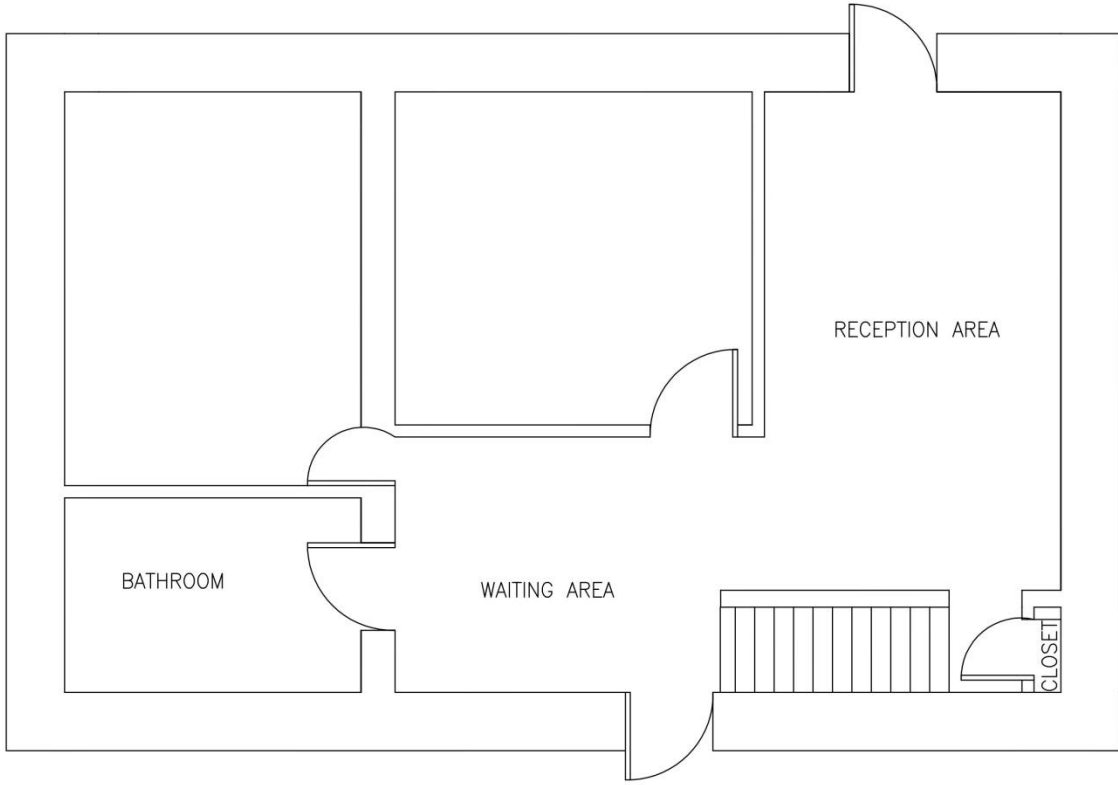
Access off of South Gulph Road and Crockett Road

**J.M. BASILE & ASSOCIATES, INC.**  
COMMERCIAL & INDUSTRIAL REALTORS

10119 Valley Forge Circle / King of Prussia PA 19406 / (610) 768-4000 / Fax (610) 768-4006 / [jmbasile.com](http://jmbasile.com)

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# First Floor



# Second Floor