

1,420 SF & 4,500 SF OR 5,200 SF SPACE(S) | FOR LEASE

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

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

**PENNDOT
LICENSE
CENTER**

5,920 SF

Domino's

CAVA

**FIRST
WATCH**

S. Gulf Road: 23,475 VPD

**Rt. 202 (Dekalb Pk.):
40,176 VPD**

JOIN

Domino's

Wawa

CHASE



chili's

KING OF PRUSSIA[®]
A SIMON MALL

**5,920 SF
Footprint**

**0.95 ACR
Parcel Size**

**IMMEDIATE
Availability**

**LEASE/SF
Upon Request**

PROPERTY INFORMATION

- Busy shopping center across from Wawa and visible from the King of Prussia Mall with Approximately 80 parking spaces
- 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

Data Source: Sites USA REGIS™ 2025

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

**FOR MORE INFORMATION
PLEASE CONTACT:**

DAVID DEPETRIS
610-941-4034 x107
856-912-1165 CELL
DDEPETRIS@LPRE.COM

MICHAEL DEPETRIS
610-941-4034 x135
610-247-7459 CELL
MDEPETRIS@LPRE.COM



**SCAN FOR
WEB SITE
LPRE.COM**

LEGEND PROPERTIES | 100 W 3rd Ave., Suite 200 | 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 it's 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. 081826

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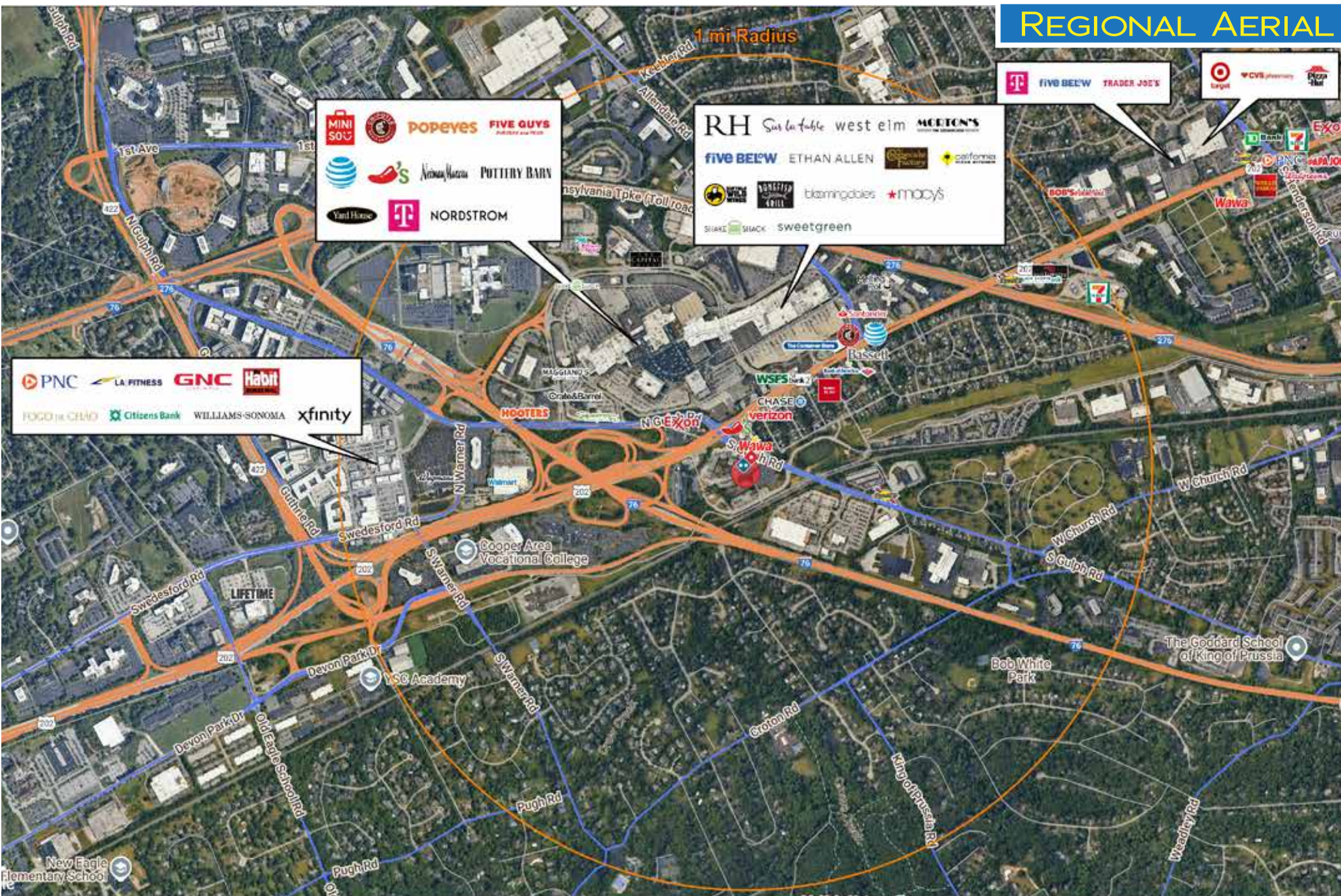
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REGIONAL AERIAL



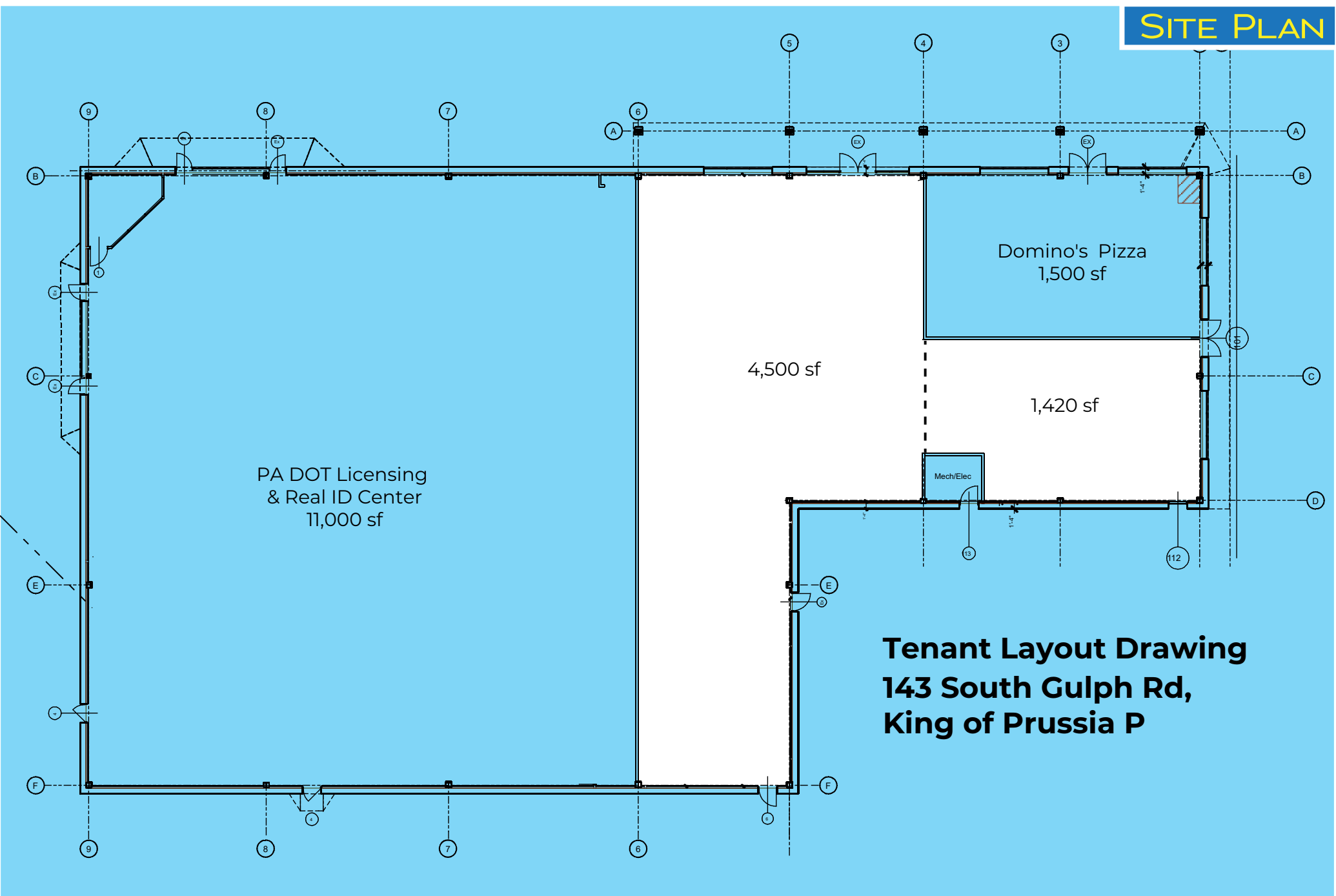
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SITE PLAN



Tenant Layout Drawing
143 South Gulph Rd,
King of Prussia P

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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

KEY DEMO DATA & MAP

