



**KING OF PRUSSIA
TOWN CENTER**

Across From King of Prussia Town Center



Swedesford Rd.
114,122 CPD

Office / Medical For Lease
Lease 1,500 – 6,000 Sq Ft
860 E Swedesford Road, Wayne, PA

Local Aerial



Drive Time Map

15 Min Drive Time

- Conshohocken 8 min
- Radnor 8 min

30 Min Drive Time

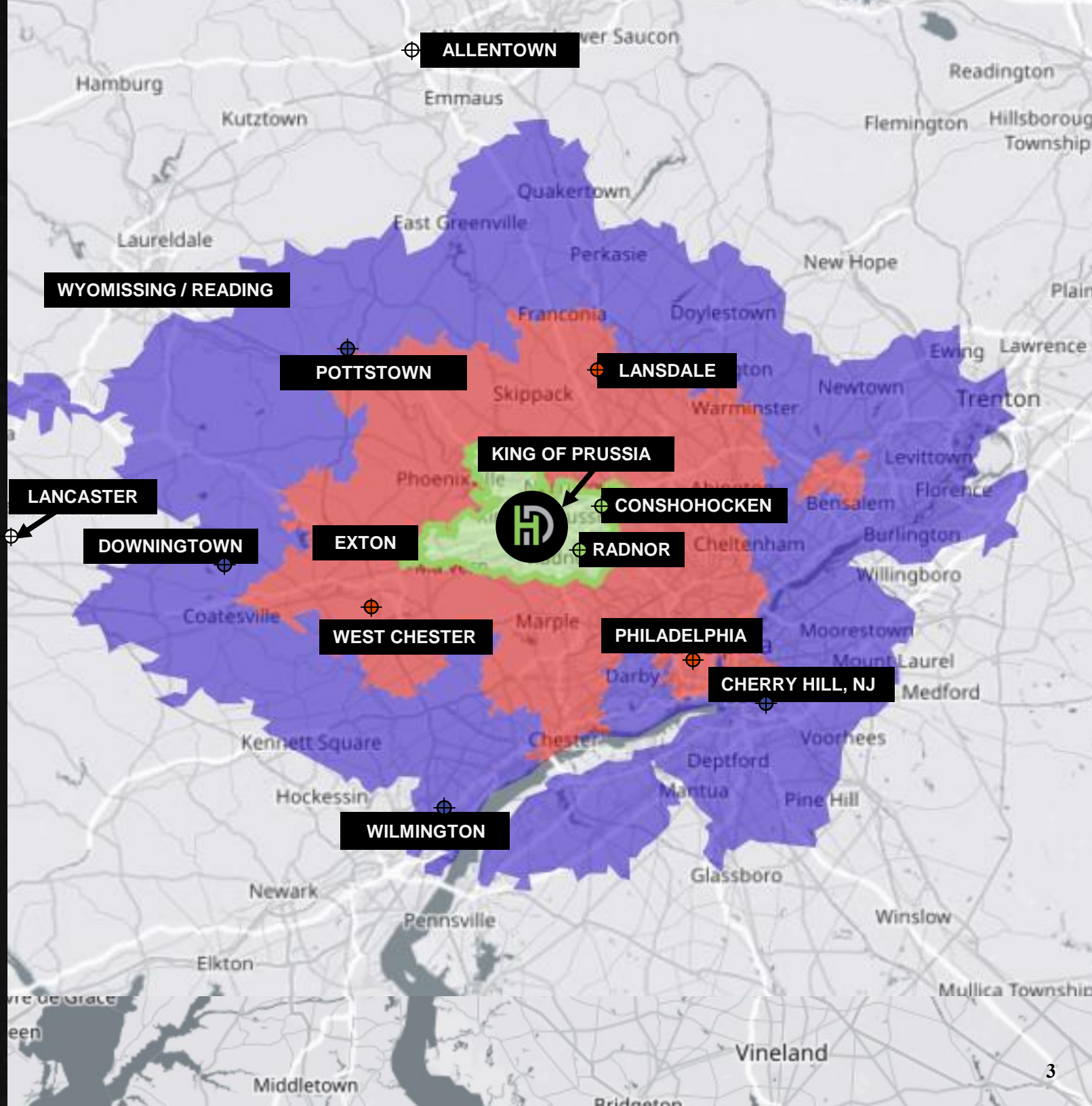
- Lansdale 25 min
- West Chester 26 min
- Center City Phila. 30 min

45 Min Drive Time

- Cherry Hill, NJ 35 min
- Pottstown 39 min
- Downingtown 40 min
- Wilmington, DE 45 min

> 45 Min Drive Time

- Allentown 60 min
- Lancaster 70 min



AREA OVERVIEW

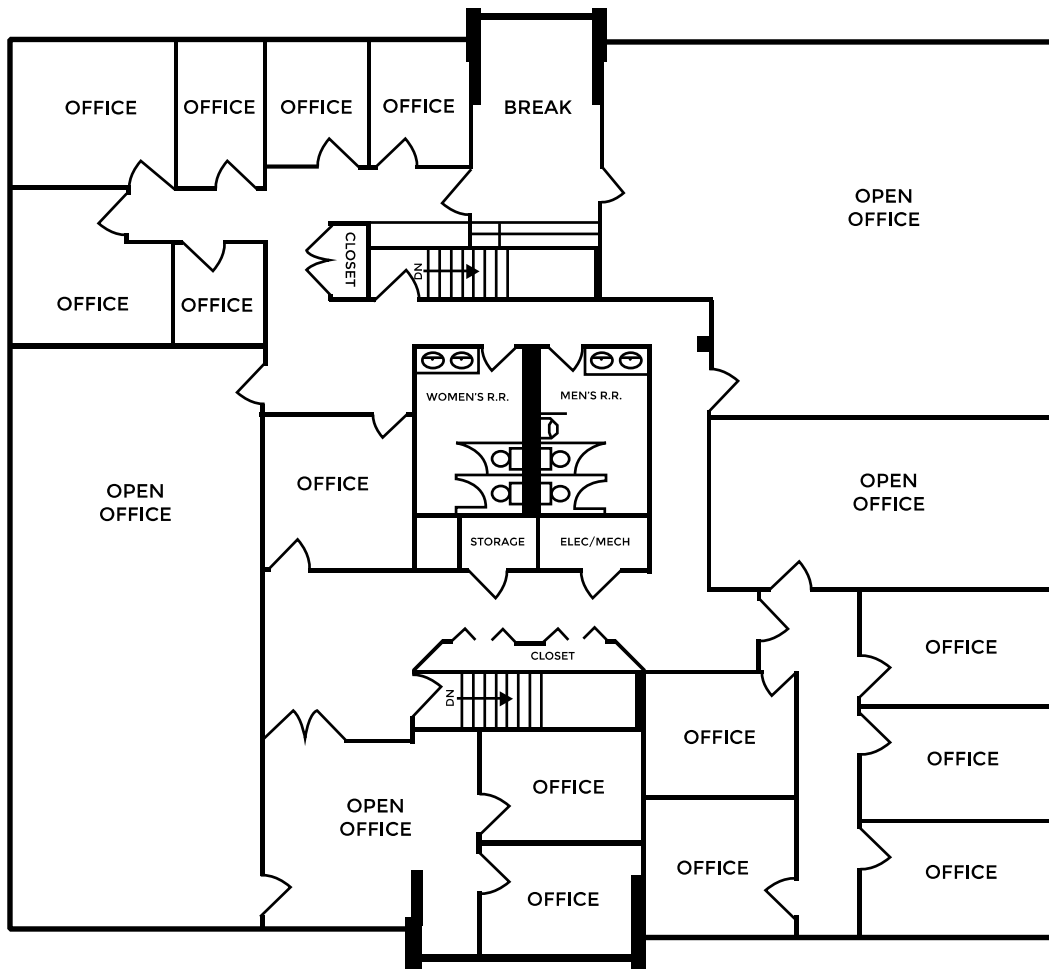
KING OF PRUSSIA

Located just 20 miles west of Philadelphia, King of Prussia is the number 1 retail market in the country. This super regional market has immediate access to Route 422, PA Turnpike 76, and Route 202, which allows easy access for people to access the market from all over the country. King of Prussia is located in the 2nd wealthiest county in Pennsylvania and is the most attractive location for local and national retail brands.

- ▶ Home to the Largest Mall in the Country
- ▶ 16.8 Million SF of commercial office inventory.
- ▶ Immediate access to the Philadelphia Main Line, the wealth capital of the region.
- ▶ \$11.3 Billion in consumer spending in retail food and beverage annually.



Availability: 1,500 – 6,000 Sq Ft



Existing conditions may be modified.

