

5,920SF AND/OR 1,420SF & 4,500SF PRIME RETAIL SPACE | LEASE

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

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



JOIN



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

Data Source: Sites USA REGIS™ 2025

FOR MORE INFORMATION
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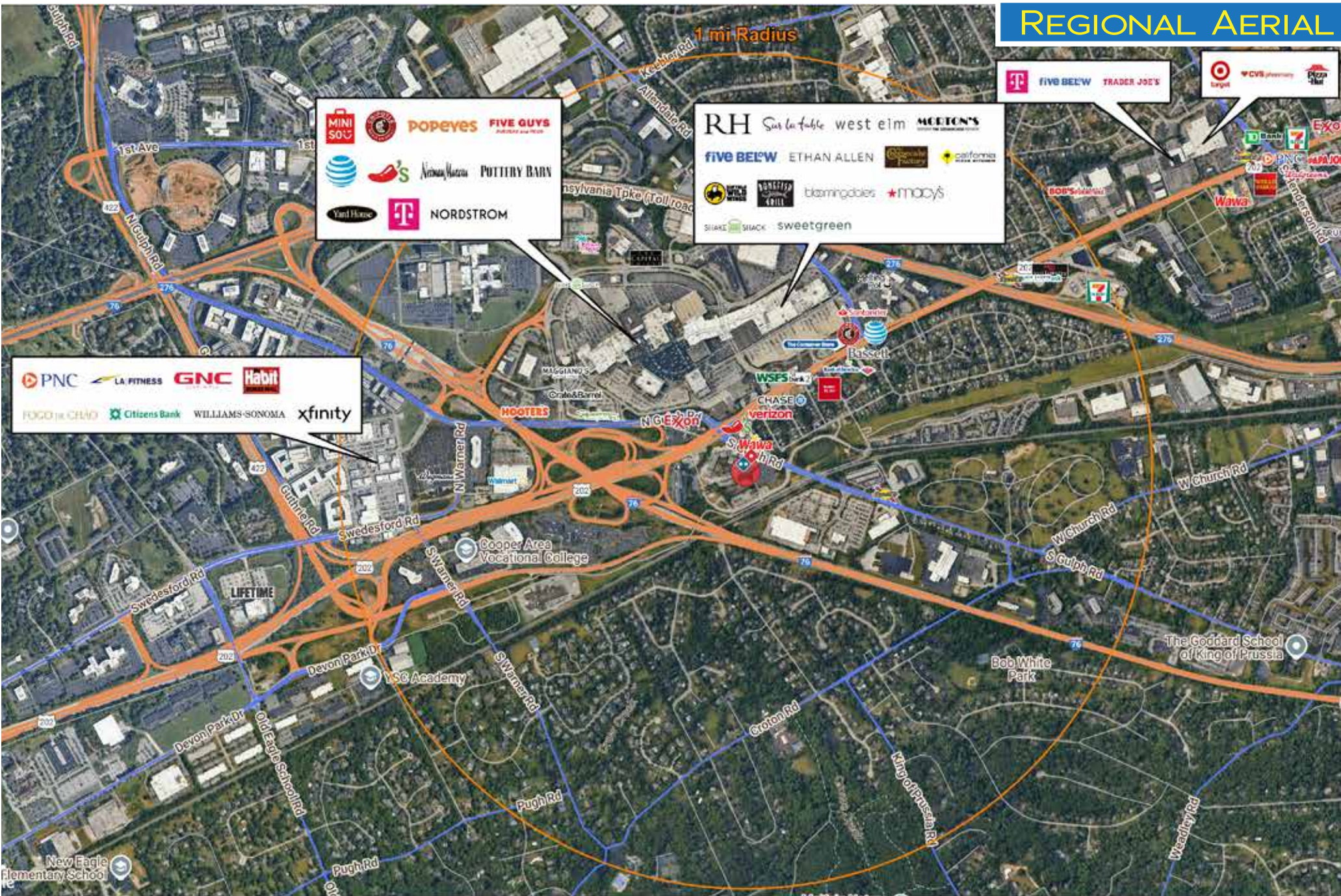
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REGIONAL AERIAL



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 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.

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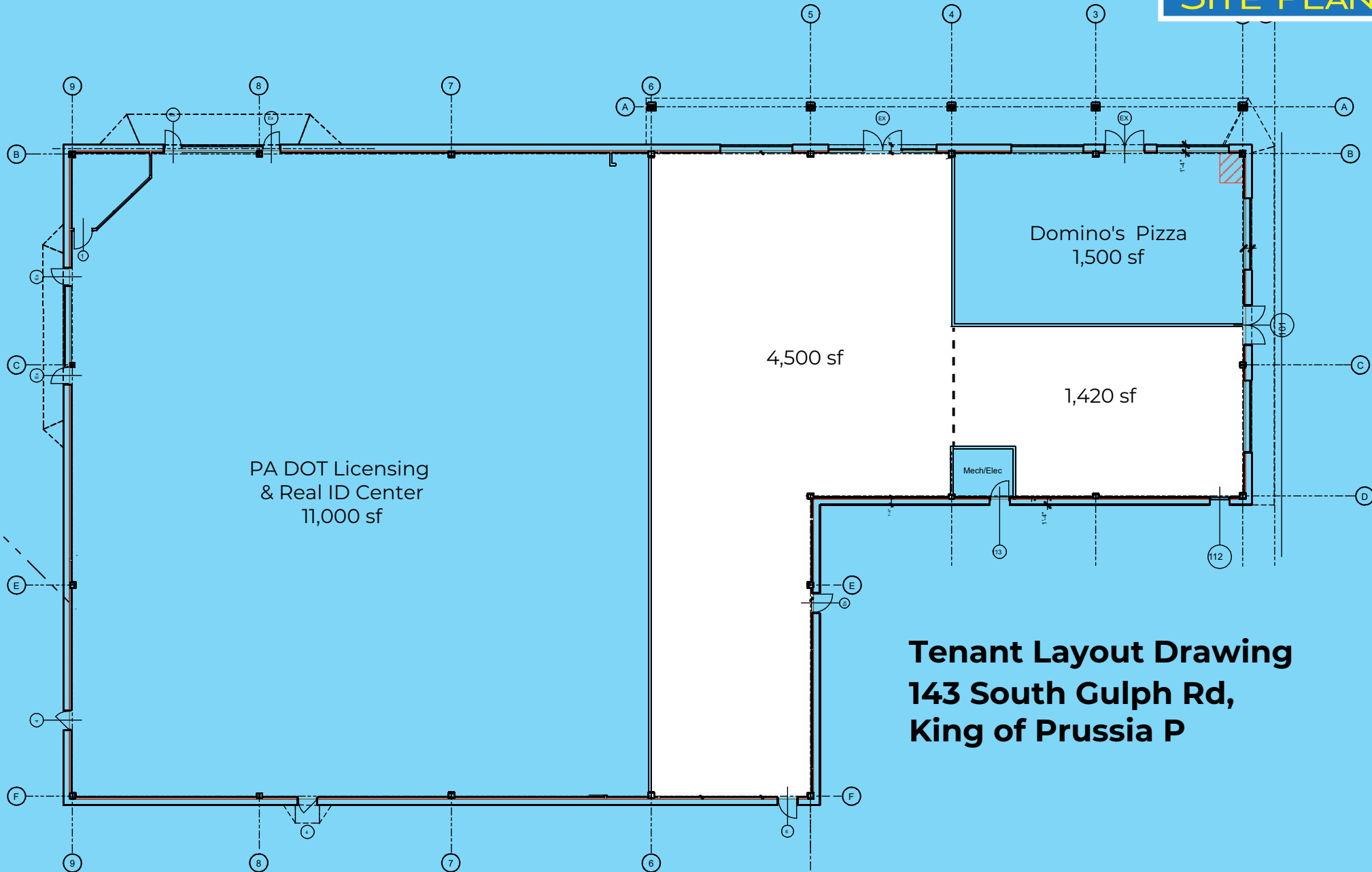
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SITE PLAN



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

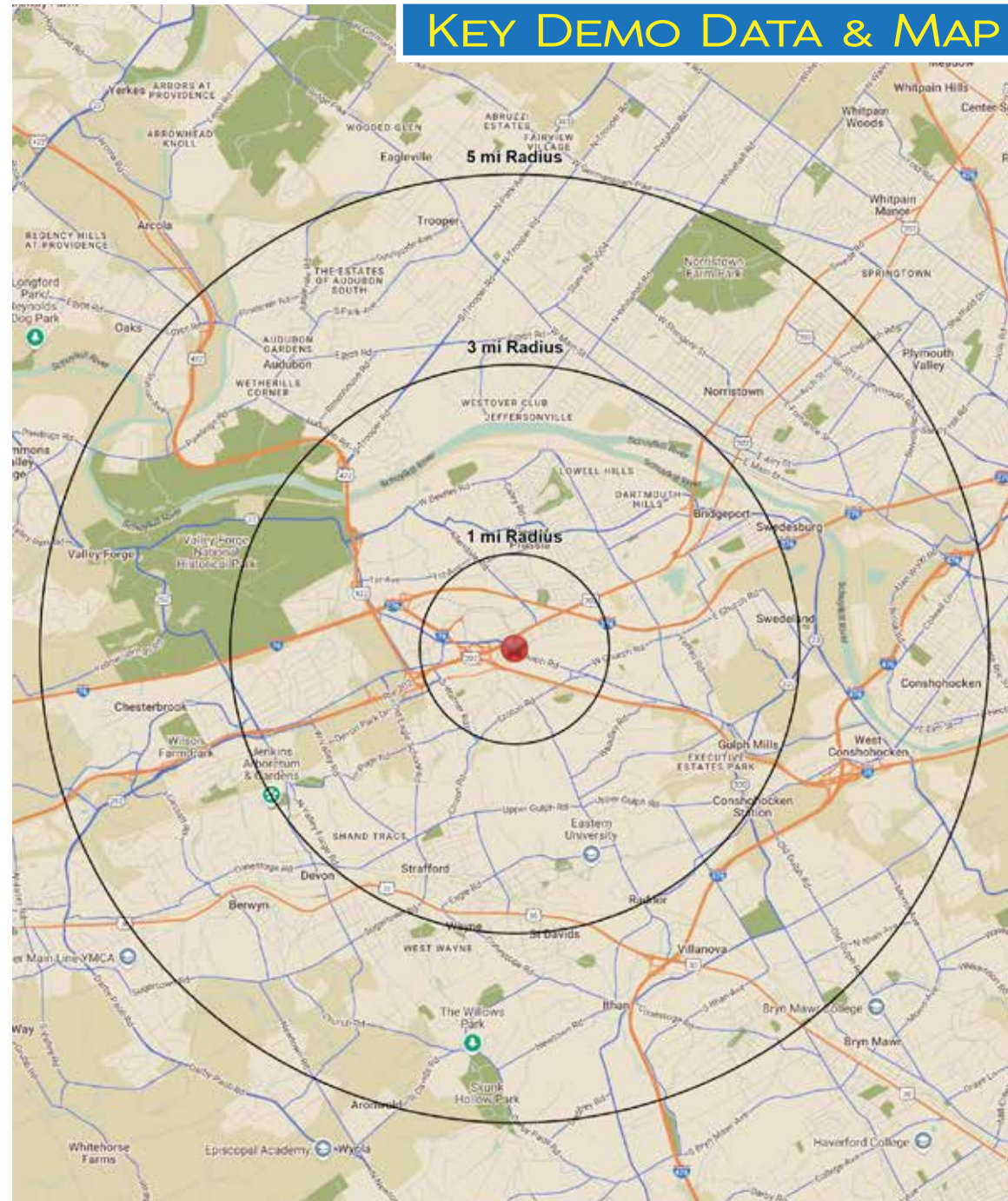
Education

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. Gulph Road: 23,475 VPD · Rt. 202 (Dekalb Pk.): 40,176 VPD

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KEY DEMO DATA & MAP



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