

411 FLINT HILL ROAD
KING OF PRUSSIA, PA

AVAILABLE FOR SALE
INDUSTRIAL PROPERTY

12,000 SF
1.46 Acres

PROPERTY HIGHLIGHTS

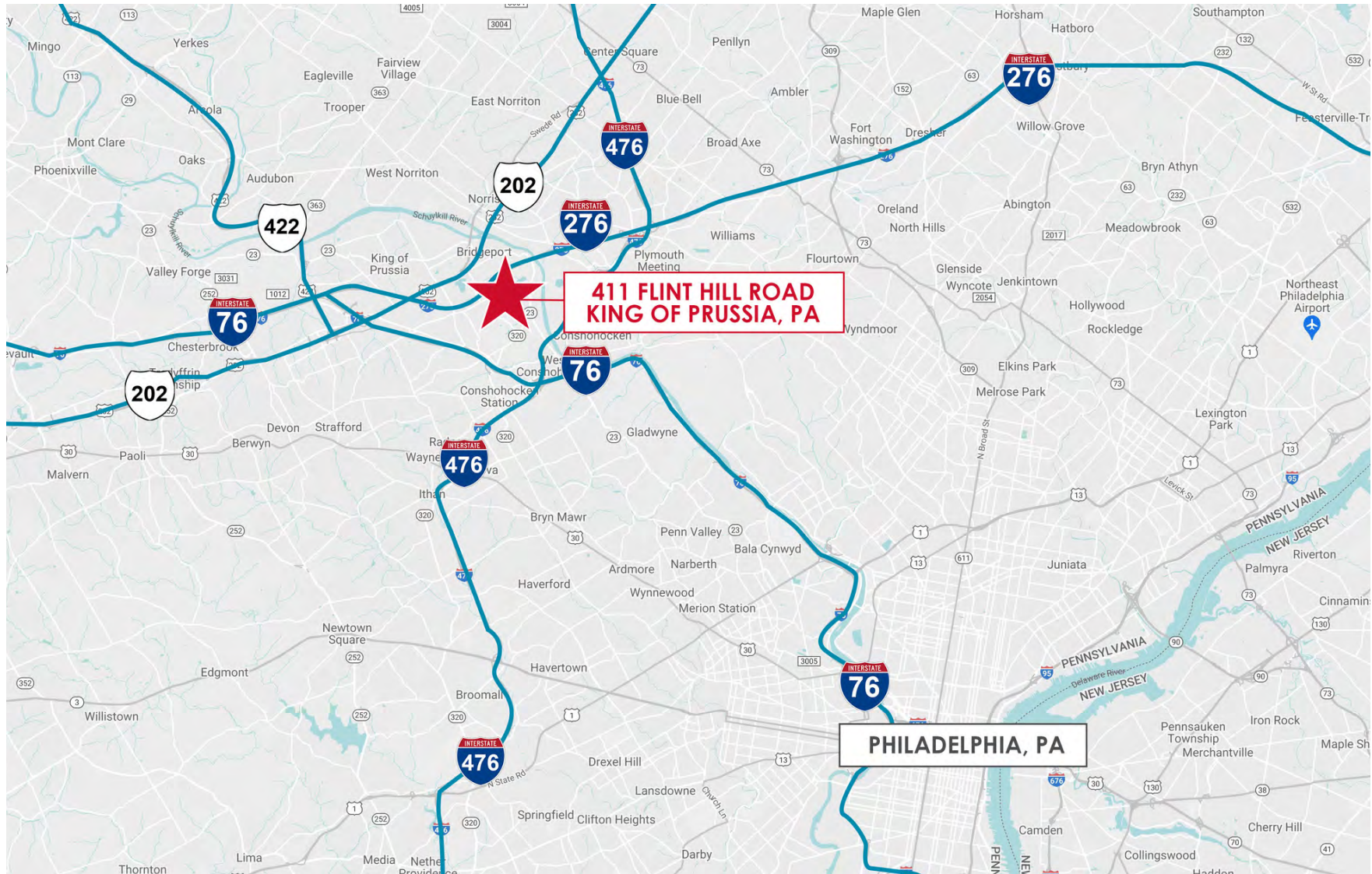
- Approximately 12,000 SF
- Building Footprint Building A approximately 6,000 SF
- Building Footprint Building B approximately 6,000 SF
- 1.46 Acres
- Six (6) Drive-In Doors (Building A)
- Nine (9) Drive-In Doors (Building B)
- Built in 1988
- Public Utilities
- Zoned HI- Heavy Industrial (Upper Merion Township, Montgomery County)
- Property Taxes \$18,396 (2024)
- This asset is located in King of Prussia, a key suburb of Philadelphia, within the Montgomery County submarket. King of Prussia is regarded as the epicenter of the suburban Philadelphia industrial market due to its access to local major arteries including I-76, I-276, I-476, US 202, and US 422.



ADDITIONAL PHOTOS



AREA MAP

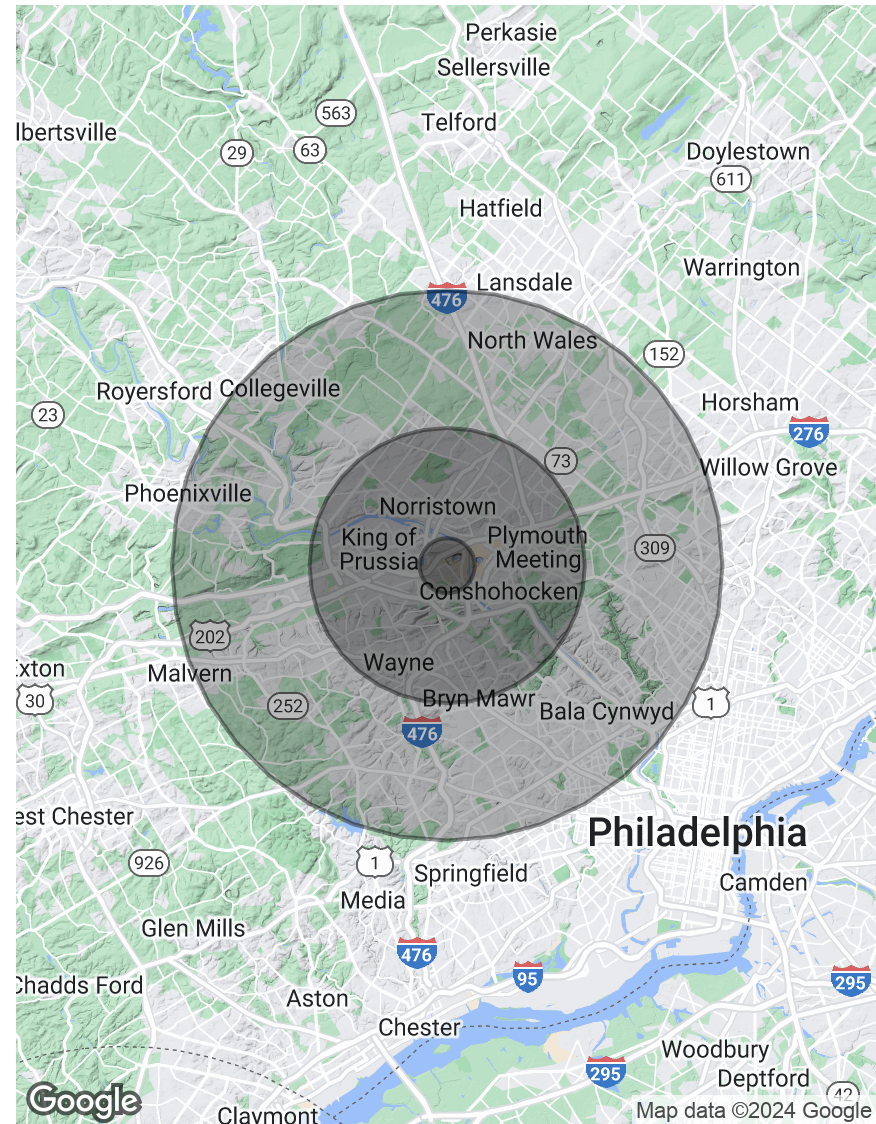


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,360	194,094	839,171
Average Age	34.1	39.7	40.9
Average Age (Male)	32.8	38.7	39.3
Average Age (Female)	35.8	41.2	42.5

HOUSEHOLD&INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,816	82,473	352,033
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$85,639	\$123,076	\$117,601
Average House Value	\$245,513	\$369,154	\$351,930

** Demographic data derived from 2020 ACS - US Census*



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