



**±1,700 SF -
12,526 SF**
Available for Lease
in Super Regional
Market

Valley Forge Shopping Center

ROUTE 202 & HENDERSON ROAD, KING OF PRUSSIA, PA



Leased by:



METRO
COMMERCIAL

Owned and Managed by:



CAMDEN
SECURITIES COMPANY



Join
TRADER JOE'S &
five BELOW!



132,708

Daytime population
within a 3-mile radius



Easy access
to major
highways

(I-76, I-276, & I-476)

Co-tenants include:

TRADER JOE'S target

FIVE BELOW PETSMART Michaels



Located in the
super-regional
retail corridor of
King of Prussia



Population

Esri 2024

3 Miles	93,762
5 Miles	211,694
7 Miles	314,628

Daytime Population

Esri 2024

3 Miles	132,708
5 Miles	276,300
7 Miles	408,669

Avg. Household Income

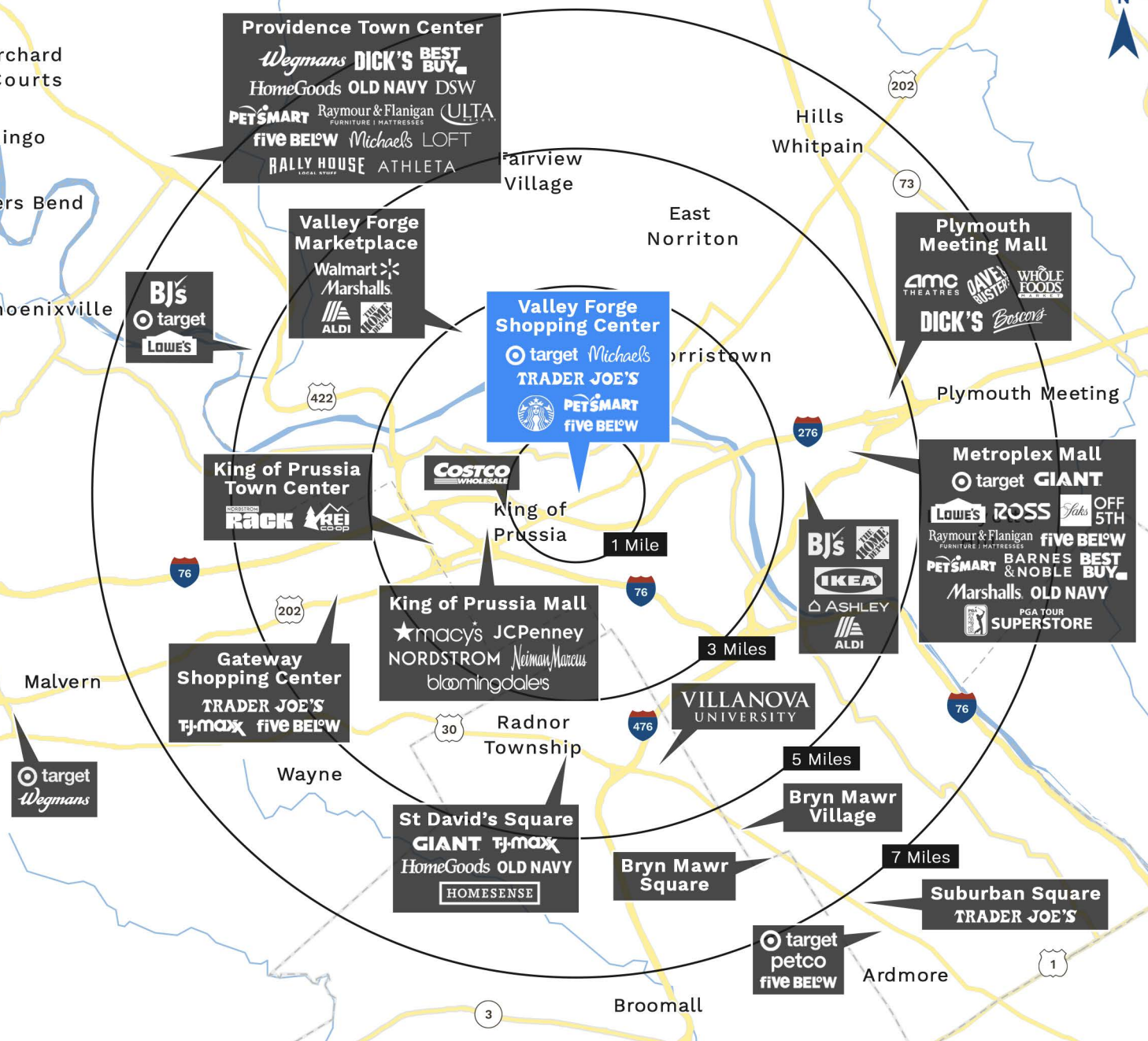
Esri 2024

3 Miles	\$125,815
5 Miles	\$153,783
7 Miles	\$174,236

Population Growth

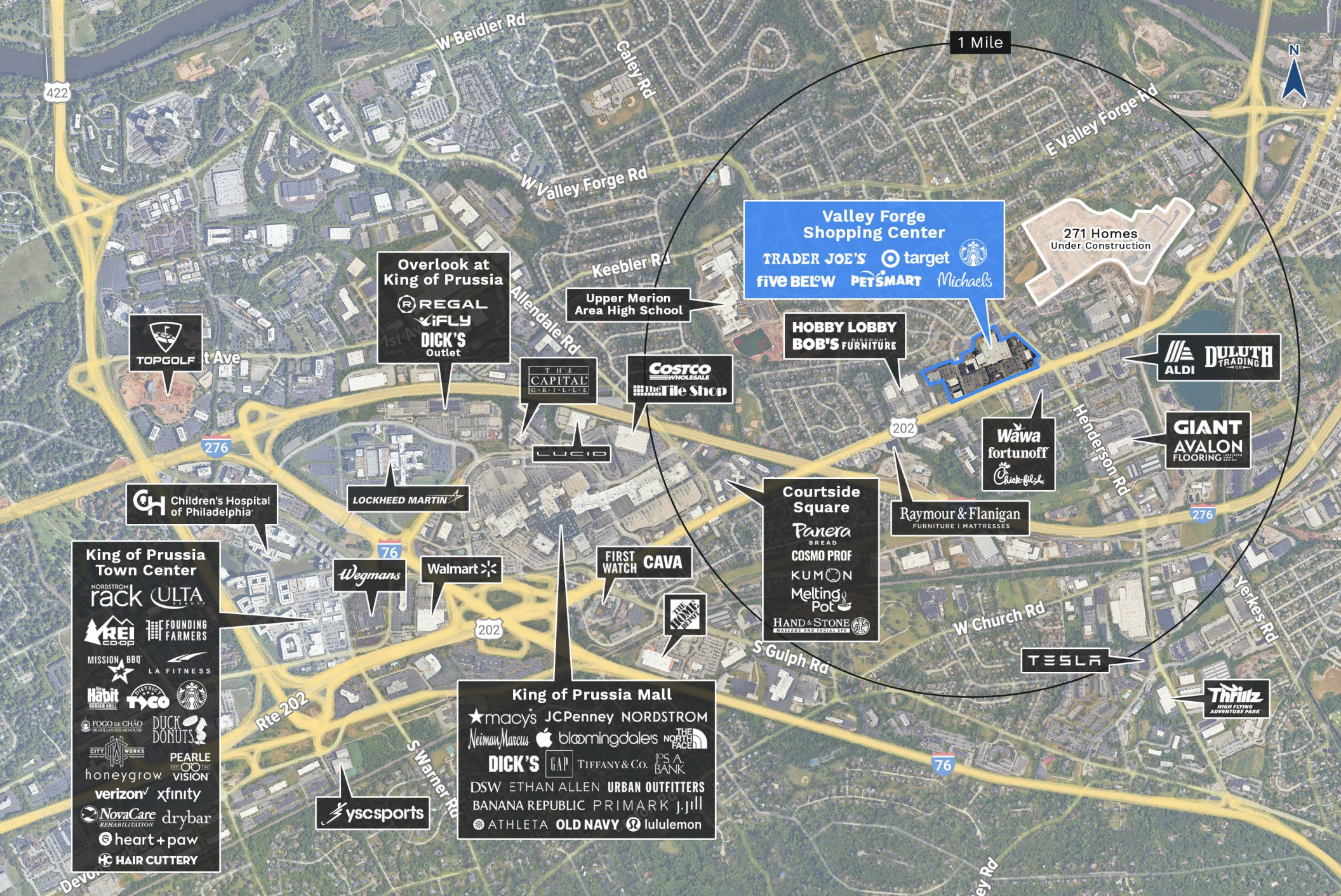
(2024-2029); Esri 2024

3 Miles	0.23%
5 Miles	0.24%
7 Miles	0.23%



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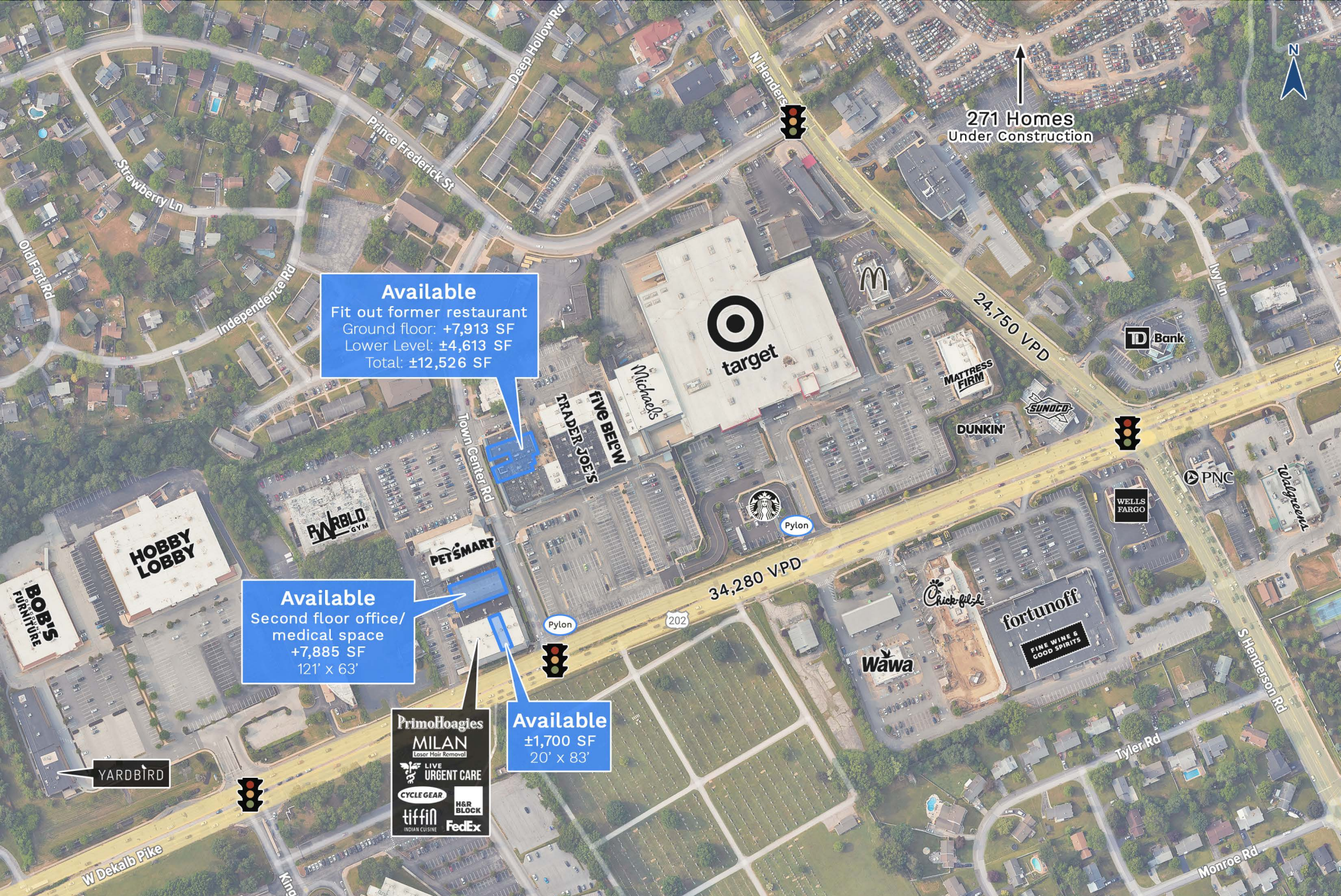


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Available
Fit out former restaurant
Ground floor: +7,913 SF
Lower Level: ±4,613 SF
Total: ±12,526 SF

Available
Second floor office/
medical space
+7,885 SF
121' x 63'

Available
±1,700 SF
20' x 83'

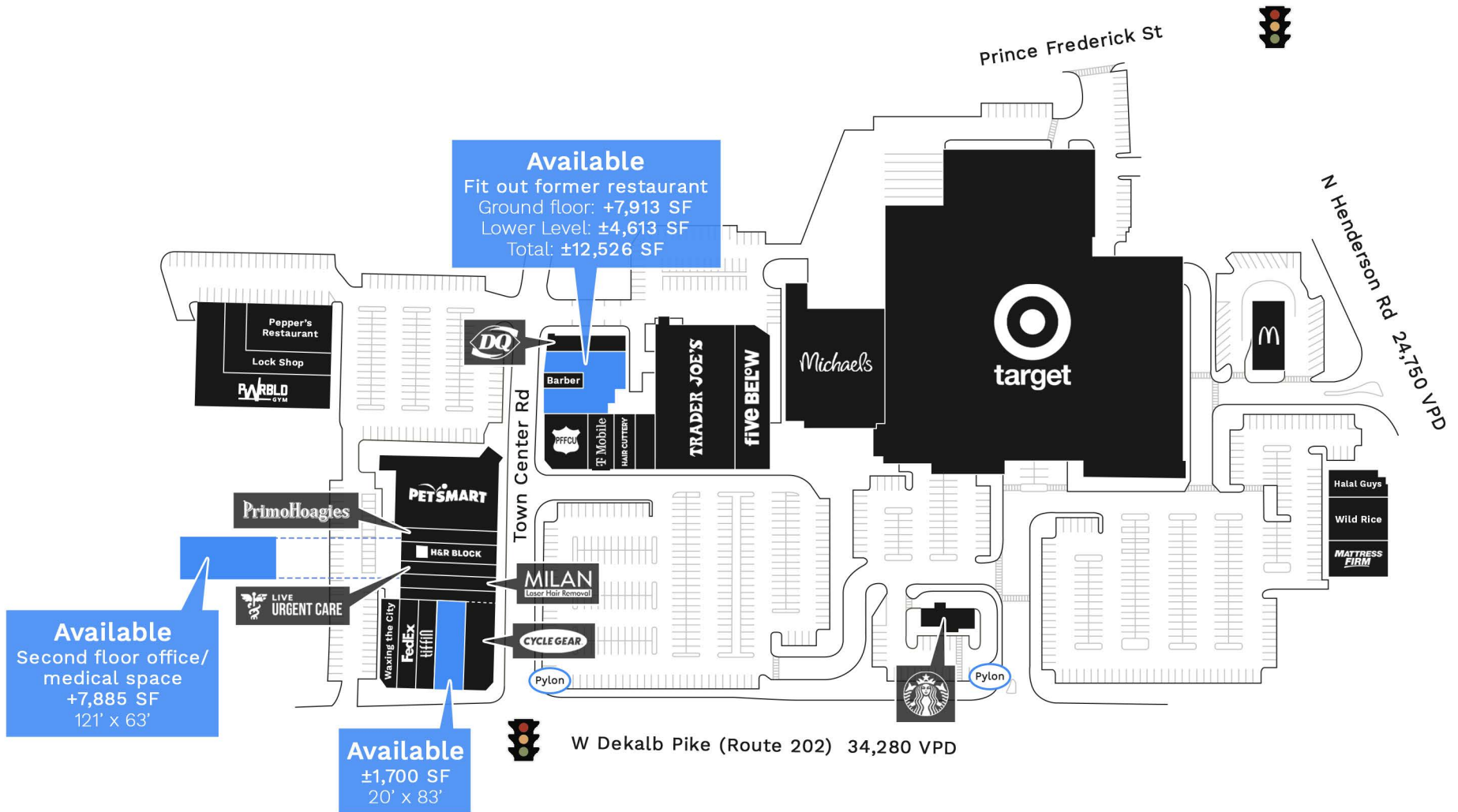
PrimoHoagies
MILAN
Laser Hair Removal
LIVE URGENT CARE
CYCLE GEAR
tiffin
INDIAN CUISINE
H&R BLOCK
FedEx

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Leased by:



Owned and Managed by:

