

# Valley Forge Shopping Center

## King of Prussia, PA

Route 202 & Henderson Road

±1,130 – 20,024 SF AVAILABLE FOR LEASE



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Join:  **BED BATH & BEYOND** *Michaels*

- Total GLA: ±340,000 SF
- ±7,885 SF of contiguous 2nd level medical/office space available
- High traffic counts on Route 202
- Located in the retail corridor of King of Prussia, near the King of Prussia Mall (±2,960,000 SF GLA)

Demographics*	1 Mile	3 Miles	5 Miles
2013 Population Estimate	9,776	83,821	191,508
2013 Estimated Households	4,084	33,177	74,834
2013 Est. Avg. HH Income	\$80,649	\$82,466	\$99,754

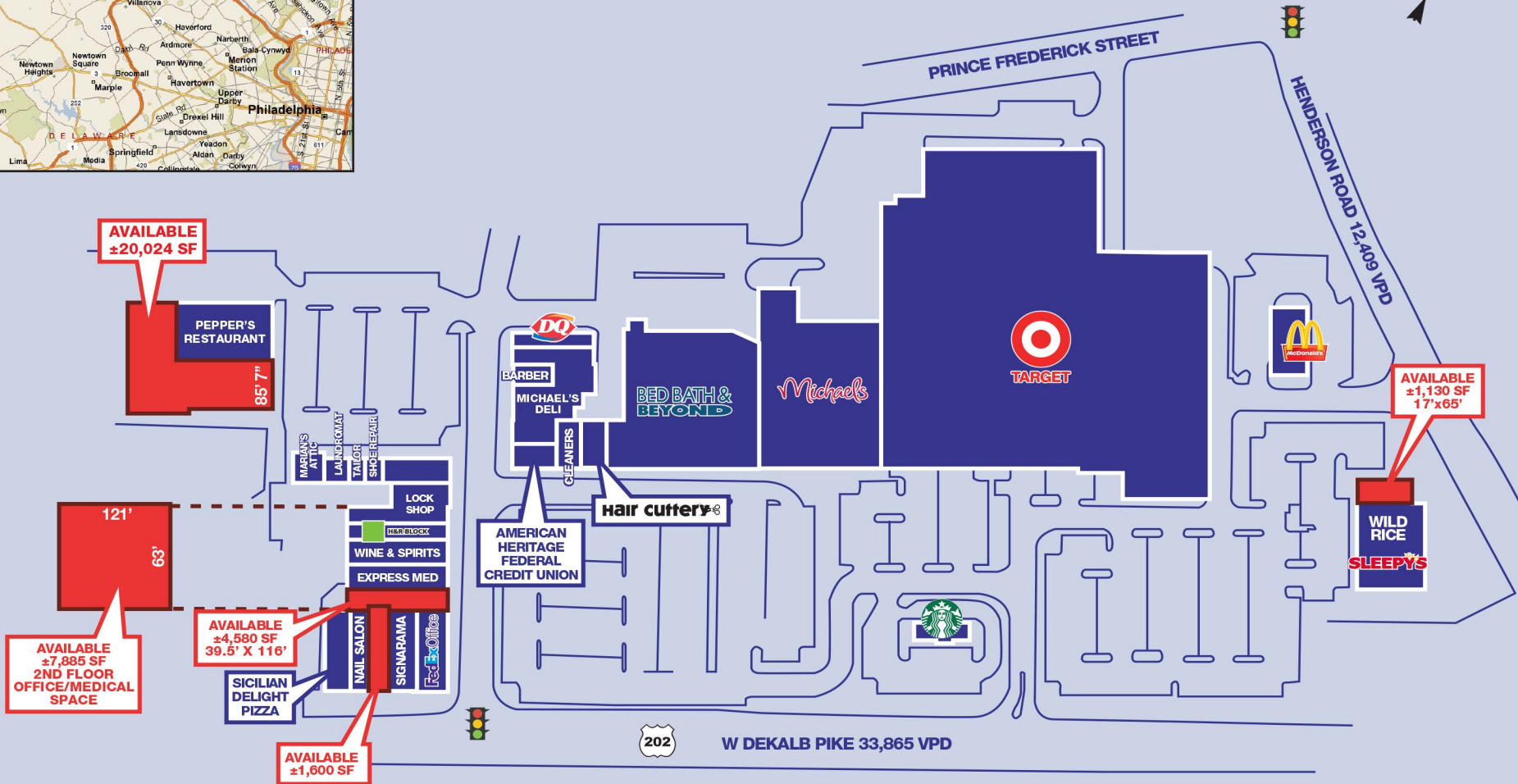
Route 202 (W Dekalb Pike) Traffic Count: 33,865 VPD

\*AGS 2013

Eight Tower Bridge  
161 Washington Street | Suite 375  
Conshohocken, PA 19428  
610-825-5222

Wells Fargo Building  
123 South Broad Street | Suite 1835  
Philadelphia, PA 19109  
215-893-0300

East Gate Corporate Center  
303 Fellowship Road | Suite 202  
Mount Laurel, NJ 08054  
856-866-1900



# King of Prussia, PA

## Valley Forge Shopping Center

10-14-14



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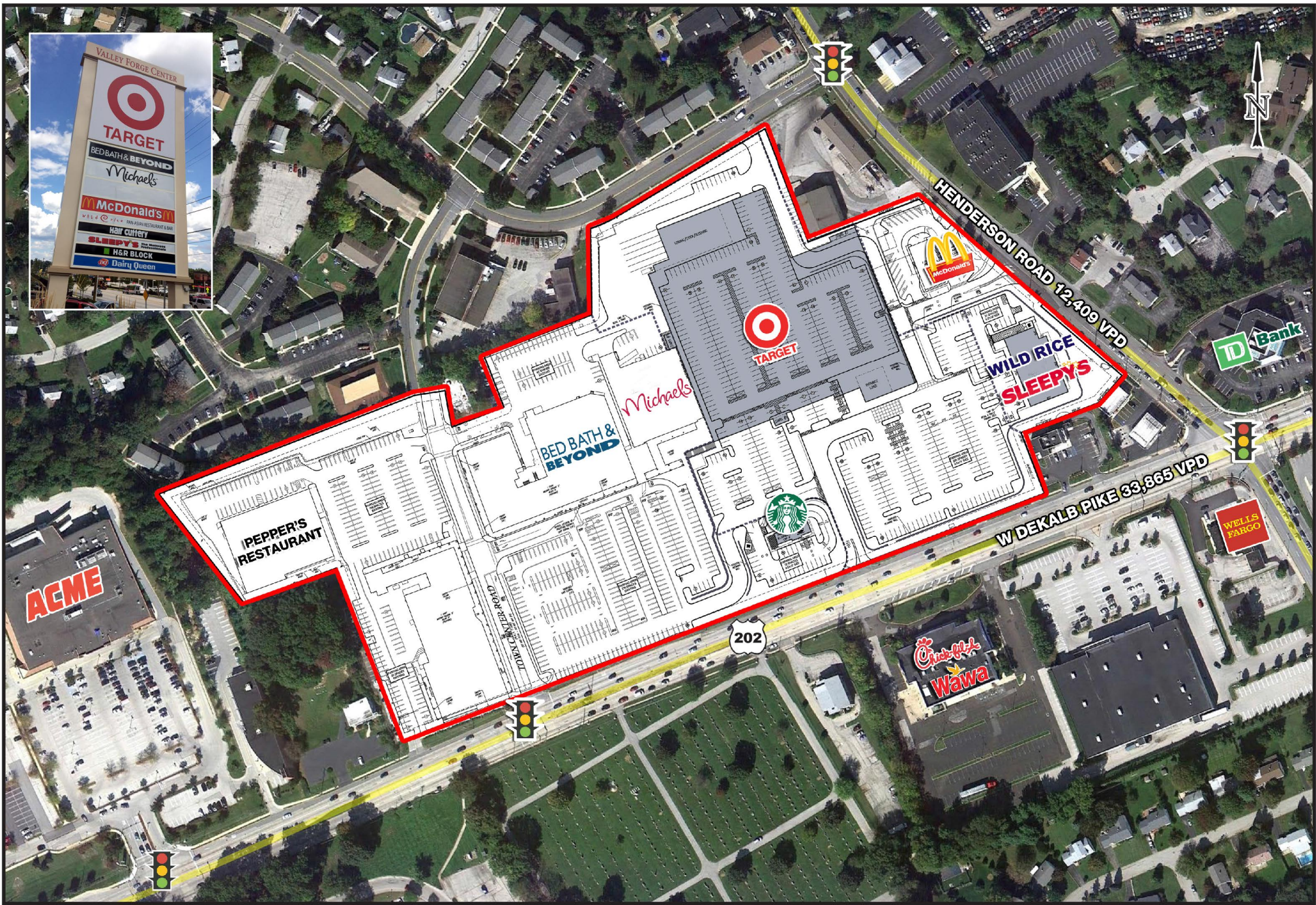
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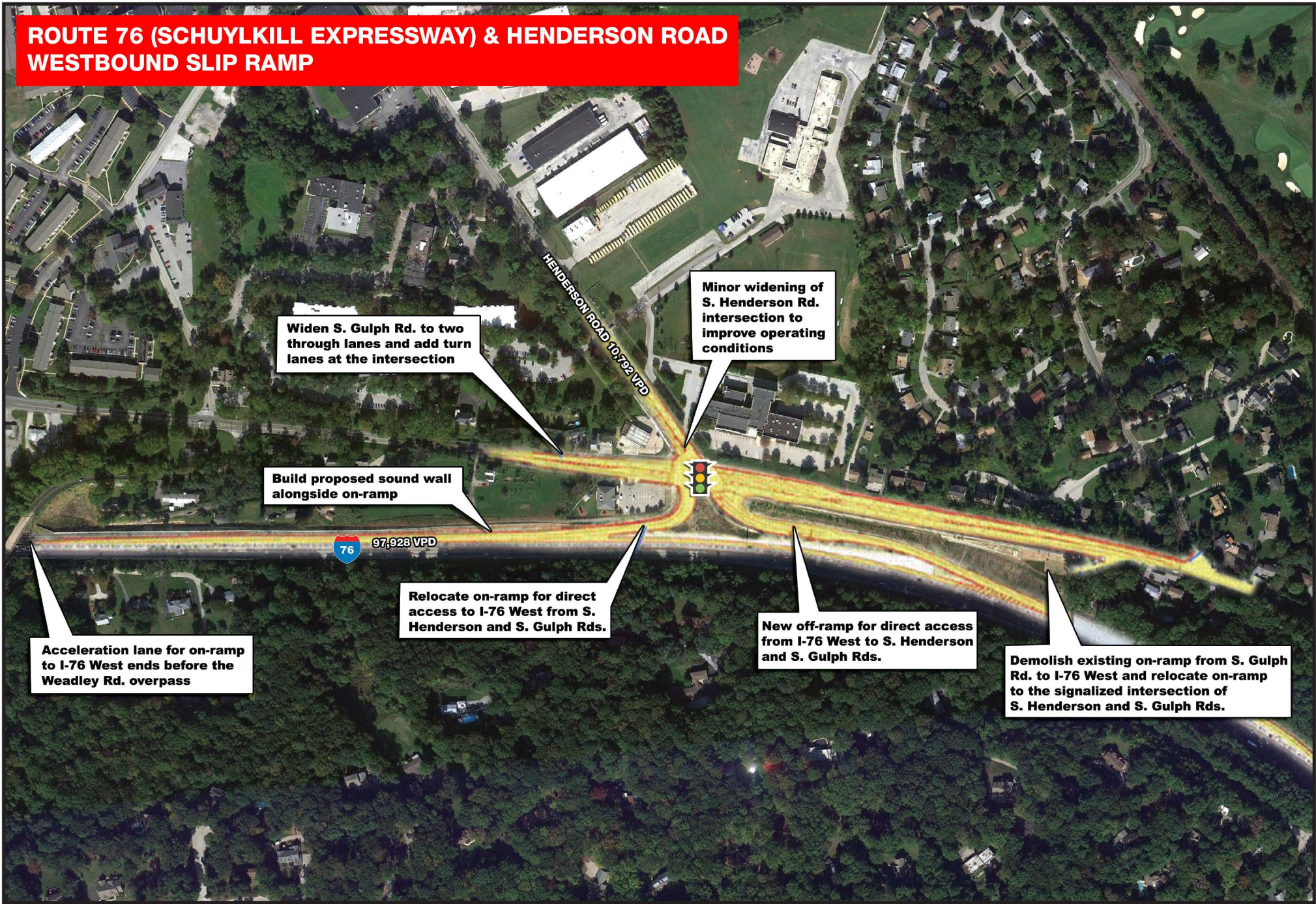
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# ROUTE 76 (SCHUYLKILL EXPRESSWAY) & HENDERSON ROAD WESTBOUND SLIP RAMP



Widen S. Gulph Rd. to two through lanes and add turn lanes at the intersection

Minor widening of S. Henderson Rd. intersection to improve operating conditions

Build proposed sound wall alongside on-ramp

Relocate on-ramp for direct access to I-76 West from S. Henderson and S. Gulph Rds.

New off-ramp for direct access from I-76 West to S. Henderson and S. Gulph Rds.

Demolish existing on-ramp from S. Gulph Rd. to I-76 West and relocate on-ramp to the signalized intersection of S. Henderson and S. Gulph Rds.

Acceleration lane for on-ramp to I-76 West ends before the Weadley Rd. overpass

# BUILDING A



# BUILDING B



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

## BUILDING C



Proposed Side Elevation

## BUILDING D



Existing Front Elevation



Proposed Front Elevation