

AVAILABLE FOR LEASE

# Stand Alone Commercial Opportunity

800 SF Building on King of Prussia Road



3 2 2 K I N G O F P R U S S I A R O A D , R A D N O R , P A



## Property Highlights

- 800 sf Stand Alone Building on High Traffic Count Road
- Zoning: Commercial
- Highly Desirable Main Line Location
- County: Delaware
- Township: Radnor
- Submarket: Upper Main Line
- High Visibility on King of Prussia Road
- Directly at King of Prussia Road & Matson Ford Road Intersection
- Former Photography Studio

### Mike Barnes

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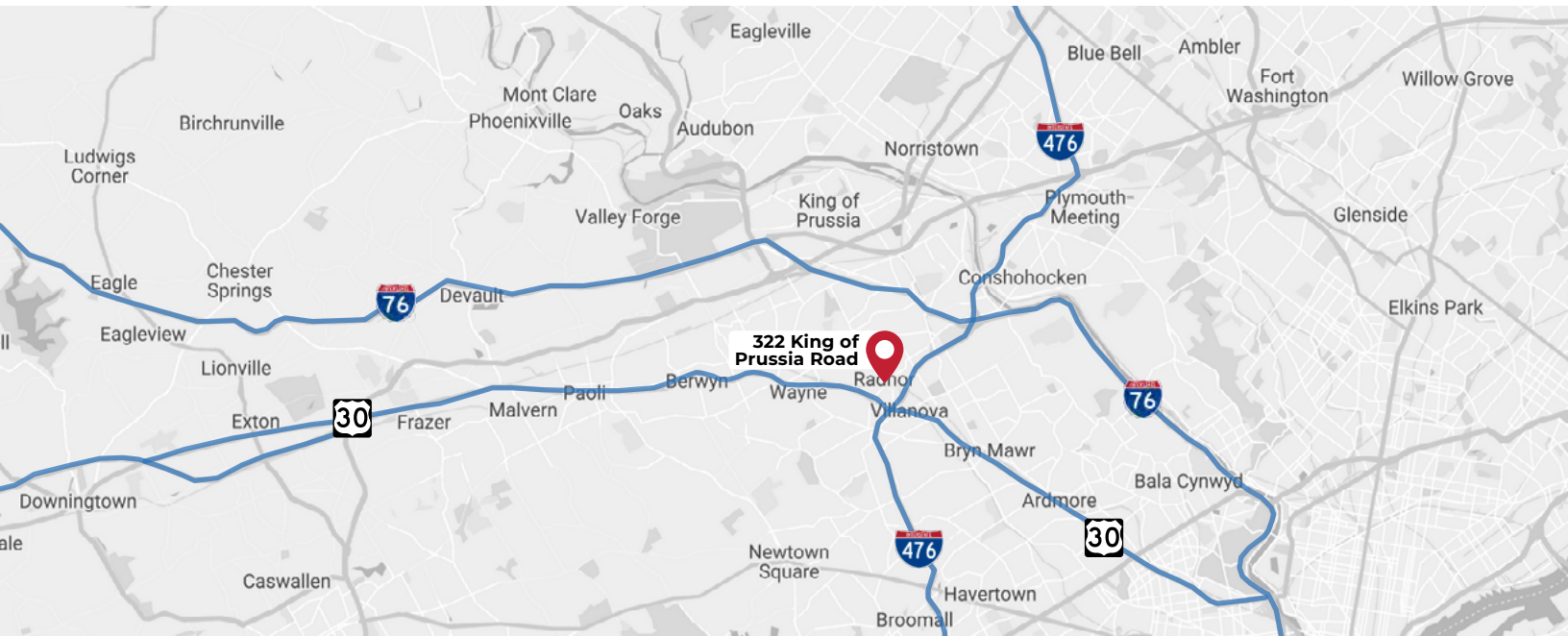
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610 Freedom Business Center  
King of Prussia, PA 19406  
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## Location

- Easy Access to Route 30 and 476
- Walk to Radnor Train Station: Paoli/Thorndale Septa Regional Rail Line and the Norristown High Speed Line.
- 0.25 Miles to Radnor Corporate Center
- 0.70 Miles to Eastern University
- 0.70 Miles to Pomme (Event Hosting)
- 0.71 Miles to Penn Medicine
- 0.80 Miles to Radnor High School
- 0.80 Miles to Radnor Hotel
- 1.30 Miles to Villanova University



**STAND ALONE BUILDING FOR LEASE**  
Highly desirable main line location on a busy street.

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## Demographics

POPULATION	2 MILES	5 MILES	10 MILES
2025	29,472	200,870	972,194
2030 Projection	30,236	206,301	985,915
Median Age	31.7	39.2	40.4
Bachelor's Degree or Higher	75%	64%	48%

INCOME	2 MILES	5 MILES	10 MILES
Avg Household Income	190,249	157,959	123,710
Median Household Income	175,506	123,269	91,447
Consumer Spending	\$386.3M	\$3B	\$12.8B

HOUSEHOLDS	2 MILES	5 MILES	10 MILES
2025	8,473	77,285	386,457
2030 Projection	8,720	79,502	391,776

HOUSING	2 MILES	5 MILES	10 MILES
Median Home Value	850,717	653,913	415,340
Median Year Built	1961	1964	1956



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