



# FOR SALE

OFFERING MEMORANDUM

**WAYNE ADDRESS • KING OF PRUSSIA AMENITIES**  
MEDICAL OFFICE WITH RETAIL PRESENCE



OCCUPY • REPOSITION • LEASE AT MARKET

## 860 E SWEDES FORD ROAD

WAYNE, PENNSYLVANIA

**\$2,850,000**

OFFERING PRICE

**12,000 SF**

BUILDING AREA

**2 Stories**

6,000 SF PER FLOOR

**Medical Office**

6,000 SF 1ST FLOOR

**Pylon Signage**

E SWEDES FORD RD

# CONFIDENTIALITY & DISCLAIMER



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+ BUSINESS BROKERAGE

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# TABLE OF CONTENTS

**Medical Office with Retail Presence.** A 12,000 SF owner-user opportunity pairs a built-out 6,000 SF medical first floor with a 6,000 SF conventional office second floor.

|    |                                |    |
|----|--------------------------------|----|
| 01 | Executive Summary              | 04 |
| 02 | Investment Highlights          | 05 |
| 03 | Property Overview              | 06 |
| 04 | Property Photos                | 07 |
| 05 | Owner-User Opportunity         | 08 |
| 06 | Pro Forma: Leased at Market    | 09 |
| 07 | Aerial & Parcel                | 10 |
| 08 | Regional Access                | 11 |
| 09 | Corridor & Corporate Neighbors | 12 |
| 10 | Drive-Time Coverage            | 13 |
| 11 | Regional Distances             | 14 |
| 12 | Zoning & Land Use              | 15 |
| 13 | Location & Market Overview     | 16 |
| 14 | Demographics & Labor Pool      | 17 |
| 15 | Why King of Prussia and Wayne  | 18 |
| 16 | About Atlas                    | 19 |
| 17 | Sources & Citations            | 20 |
| 18 | Contact                        | 21 |



860 E SWEDES FORD ROAD • WAYNE, PA

# EXECUTIVE SUMMARY

## OFFERING SUMMARY

| METRIC                 | DETAIL                                     |
|------------------------|--------------------------------------------|
| Address                | 860 E Swedesford Rd, Wayne, PA             |
| Tax parcel             | 58-00-06439-001                            |
| Rentable building area | 12,000 SF                                  |
| Floors                 | 2 • 6,000 SF typical                       |
| Year built / renovated | 1975 / TBD                                 |
| Land                   | 1.49 AC shared parcel • 40% pro-rata share |
| Parking                | 78 surface spaces • 6.50 / 1,000 SF        |
| Zoning                 | AR • Administrative and Research           |
| Occupancy              | 100% available at closing                  |
| <b>OFFERING PRICE</b>  | <b>\$2,850,000</b>                         |

## MEDICAL OFFICE WITH RETAIL PRESENCE

A coveted Wayne address with King of Prussia amenities. This medical office with retail presence pairs a fully built-out 6,000 SF medical first floor with a 6,000 SF conventional office second floor. Full-building control for an owner-user is complemented by three sides of glass, excellent visibility with building and pylon signage on E Swedesford Road, and 78 surface spaces.

**Occupy on day one.** Control improvements, branding, and capital planning at closing.

## OWNER-USER POSITIONING

- **Medical and professional practices.** The 6,000 SF built-out medical first floor supports physician groups, dental, PT, and outpatient users. The 6,000 SF second floor is conventional office.
- **Flexible A-R uses.** Office, medical office or clinic, and R&D laboratory uses are permitted by right, subject to Township confirmation.
- **Immediate regional access.** Immediate access to US 202, US 422, I-76, I-276 and PA 252. King of Prussia Town Center offers 18+ restaurants and dozens of stores within walking distance.

### TOWN CENTER

0.3 mi / 1 min

### US 202 / WARNER

0.4 mi / 2 min

### MEDICAL FIRST FLOOR

6,000 SF

## INVESTOR ALTERNATIVE

The secondary strategy is lease-up at market. Floor-specific rents and a 5% vacancy and credit loss assumption produce stabilized NOI of **\$217,680** and a 7.64% implied yield at the ask.

### OWNER-USER COST

**\$23.91 / SF**

Gross ownership cost vs. \$28.00 / SF market lease

### IMPLIED VALUE

**\$3.1M+**

Same owner-user and market-NOI numbers; see pages 08 and 09

# INVESTMENT HIGHLIGHTS

01

## IMMEDIATE HIGHWAY ACCESS, WALKABLE AMENITIES

Immediate access to **US 202, US 422, I-76, I-276 and PA 252** connects the property across the region. King of Prussia Town Center places 18+ restaurants and dozens of stores within walking distance. Approximately 173,000 residents within 5 miles, with an average household income of about \$170,000.

**18+ restaurants**

WALKABLE AT KOP  
TOWN CENTER

02

## TOWN CENTER ACROSS THE STREET

King of Prussia Town Center sits directly across E Swedesford Road. Wegmans, REI, restaurants, and services are a **0.3-mile, 1-minute** non-traffic drive. The proximity gives employees and visitors a practical amenity base without leaving the immediate corridor.

**0.3 MI** TOWN CENTER

03

## FULL-BUILDING CONTROL

The full **12,000 SF** gives an owner-user control of the occupancy plan, improvement schedule, branding, and capital priorities. Two equal 6,000 SF floors and round-the-clock building access support one operating plan.

**24/7** BUILDING ACCESS

04

## A-R USES PERMITTED BY RIGHT

A-R zoning permits professional office, medical office or clinic, and R&D laboratory uses by right. That range supports conventional office occupancy and specialized users. Any proposed program remains subject to Township confirmation and shared-parcel diligence.

**3** USE CLASSES

05

## MEDICAL OFFICE WITH RETAIL PRESENCE

The fully built-out **6,000 SF first floor** is medical office, while the 6,000 SF second floor is conventional office. The property offers excellent visibility with building and pylon signage on E Swedesford Road and three sides of glass.

**6,000 SF** MEDICAL FIRST FLOOR

06

## OWN VERSUS LEASE ADVANTAGE

The conventional case assumes 25% equity, 7.25% financing, and 25-year amortization. Gross ownership cost is **\$286,920**, or \$23.91 per SF. After \$31,463 of year-one principal reduction, net cost is \$255,457, or \$21.29 per SF, producing an \$80,543 advantage versus leasing. SBA 504 remains a lower-equity alternative.

**\$80,543** YEAR-ONE ADVANTAGE

# PROPERTY OVERVIEW

## BUILDING SPECIFICATIONS

| ITEM                | DETAIL                            |
|---------------------|-----------------------------------|
| Property type       | Class B office                    |
| Rentable area       | 12,000 SF                         |
| Stories             | 2                                 |
| First floor         | 6,000 SF medical office build-out |
| Second floor        | 6,000 SF conventional office      |
| Construction        | Masonry                           |
| Slab-to-slab height | 10 feet                           |
| Window exposure     | 3 sides of glass                  |
| Windowed offices    | 18                                |
| Elevator            | No elevator                       |
| Access              | 24 / 7                            |
| Year built          | 1975                              |
| Renovated           | TBD                               |

## BUILDING DESCRIPTION

The fully built-out 6,000 SF medical first floor is paired with a 6,000 SF conventional office second floor. Three sides of glass and 18 windowed offices support daylight and perimeter-office planning. The property has masonry construction, 10-foot slab-to-slab height, and 24/7 access. There is no elevator, which should be considered in an owner-user occupancy plan.

## SITE AND ACCESS

|                 |                                   |
|-----------------|-----------------------------------|
| PARCEL          | 58-00-06439-001                   |
| MUNICIPALITY    | Upper Merion Township             |
| COUNTY          | Montgomery County                 |
| LAND            | 1.49 AC / 64,904 SF shared parcel |
| OWNERSHIP SHARE | 40% pro-rata share per deed       |
| PARKING         | 78 surface spaces                 |
| PARKING RATIO   | 6.50 spaces / 1,000 SF            |
| ZONING          | AR • Administrative and Research  |

### OPERATING POSITION

## Full-Building Control

The offering is the 12,000 SF building at 860 E Swedesford Road. The shared parcel and 40% pro-rata interest require review of governing, parking, access, and cost-sharing documents during diligence.



# PROPERTY PHOTOS

07 • PROPERTY PHOTOS

Prior occupant signage obscured.



FIRST-FLOOR RECEPTION AND WAITING AREA



WINDOWED PRIVATE OFFICE



FIRST-FLOOR EXAM ROOM



LOBBY AND STAIR

# OWNER-USER OPPORTUNITY

## ILLUSTRATIVE FINANCING COMPARISON

| ITEM                       | CONVENTIONAL<br>FEATURED CASE                                      | SBA 504<br>LOW-EQUITY ALTERNATIVE                                  |
|----------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------|
| Purchase price             | \$2,850,000                                                        | \$2,850,000                                                        |
| Equity                     | 25% • \$712,500                                                    | 10% • \$285,000                                                    |
| Bank first mortgage        | 75% • \$2,137,500<br>7.25% • 25-year<br>amort.<br>\$185,400 / year | 50% • \$1,425,000<br>7.00% • 25-year<br>amort.<br>\$120,859 / year |
| SBA 504 debenture          | n/a                                                                | 40% • \$1,140,000<br>6.25% • 25-year<br>\$90,243 / year            |
| Annual debt service        | \$185,400<br>\$15.45 / SF                                          | \$211,102<br>\$17.59 / SF                                          |
| Operating expenses         | \$101,520<br>\$8.46 / SF                                           | \$101,520<br>\$8.46 / SF                                           |
| Gross annual cost          | \$286,920<br>\$23.91 / SF                                          | \$312,622<br>\$26.05 / SF                                          |
| Year-1 principal reduction | \$31,463                                                           | \$41,346                                                           |
| Net cost after principal   | \$255,457<br>\$21.29 / SF                                          | \$271,276<br>\$22.61 / SF                                          |

Illustrative assumptions only, not lender quotes. Rates and terms are assumptions. Excludes occupant-paid electric, janitorial, tenant improvements, closing costs, and SBA fees. SBA 504 requires at least 51% owner occupancy.

## OWN VERSUS LEASE

### LEASE AT MARKET

**\$336,000**

\$28.00 / SF  
annual cost

### OWN, GROSS

**\$286,920**

\$23.91 / SF  
conventional  
case

### OWN, NET

**\$255,457**

\$21.29 / SF  
after principal

### YEAR-1 ADVANTAGE OF OWNING

**\$80,543**

### IMPLIED VALUE ON THE SAME NUMBERS

**\$3.1M+**

**\$3,604,000 breakeven purchase price** where conventional ownership cost equals leasing (**\$3,165,000 under SBA 504**). Market NOI of \$217,680 capitalized at 7.00% indicates **\$3,110,000**.

### Offering price

**\$2,850,000**

### Discount to benchmarks

**\$260K to \$754K**

**Ownership adds principal build and control.** The comparison uses the same \$101,520 operating-expense estimate as the investor pro forma on page 09.

### CONTROL

Full-building control lets the occupier direct improvements, signage, and capital planning.

### EQUITY BUILD

The conventional case includes \$31,463 of year-one principal reduction before any appreciation.



# PRO FORMA LEASED AT MARKET

## ILLUSTRATIVE INCOME STATEMENT

| LINE                                        | \$/SF          | ANNUAL           |
|---------------------------------------------|----------------|------------------|
| 1st floor, 6,000 SF at \$28.00 net electric |                | \$168,000        |
| 2nd floor, 6,000 SF at \$24.00 net electric |                | \$144,000        |
| Base rent (blended \$26.00)                 | \$26.00        | \$312,000        |
| Expense reimbursements                      | \$2.00         | \$24,000         |
| Gross potential income                      | \$28.00        | \$336,000        |
| Less vacancy and credit loss (5%)           | (\$1.40)       | (\$16,800)       |
| Effective gross income                      | \$26.60        | \$319,200        |
| Real estate taxes                           | \$2.85         | (\$34,200)       |
| Insurance                                   | \$0.35         | (\$4,200)        |
| Utilities (landlord portion)                | \$2.00         | (\$24,000)       |
| Repairs, maintenance and management         | \$2.86         | (\$34,320)       |
| Admin and reserves                          | \$0.40         | (\$4,800)        |
| Total expenses                              | \$8.46         | (\$101,520)      |
| <b>STABILIZED NOI</b>                       | <b>\$18.14</b> | <b>\$217,680</b> |

## IMPLIED VALUE AT MARKET CAP RATES

| CAP RATE           | IMPLIED VALUE      | VS. ASK     |
|--------------------|--------------------|-------------|
| 7.00%              | \$3,110,000        | +\$260,000  |
| 7.50%              | \$2,902,000        | +\$52,000   |
| <b>7.64% • ASK</b> | <b>\$2,850,000</b> | <b>\$0</b>  |
| 8.00%              | \$2,721,000        | (\$129,000) |
| 8.50%              | \$2,561,000        | (\$289,000) |
| 9.00%              | \$2,419,000        | (\$431,000) |

## ILLUSTRATIVE STABILIZED YIELD AT ASK

### 7.64%

Based on stabilized NOI of \$217,680 divided by the \$2,850,000 offering price.

**Implied value, same numbers.** Market NOI at 7.00% indicates \$3,110,000. The conventional own-versus-lease breakeven is \$3,604,000; see page 08. This is an investor lease-up sensitivity, not current property income.

Pro forma assumes lease-up to market rent per Atlas market rent analysis (May 2026); expense estimates are unaudited broker estimates. Not a representation of actual income.

# AERIAL & PARCEL



## KEY PARCEL FACTS

**PARCEL**  
58-00-06439-001

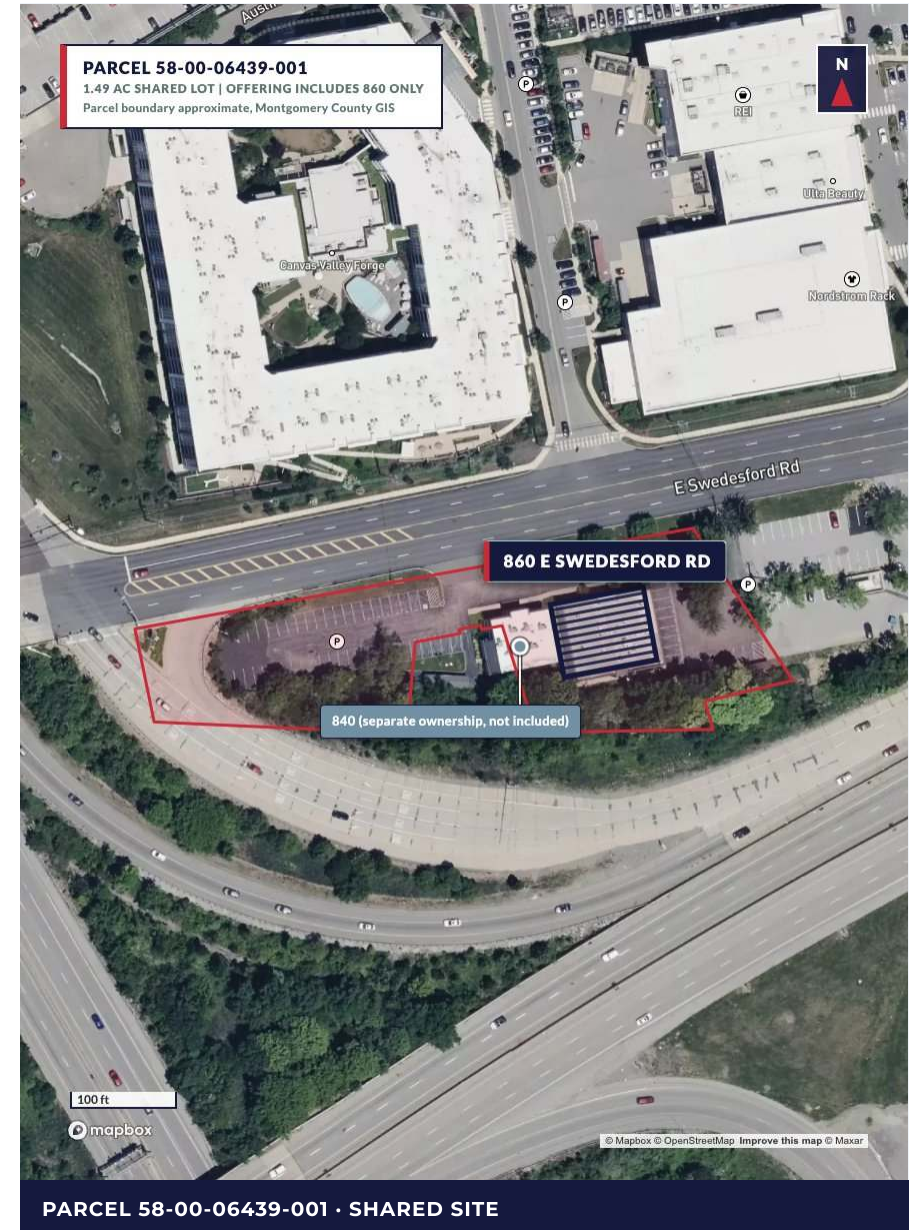
**LAND AREA**  
1.49 AC

**PRO-RATA SHARE**  
40%

**MUNICIPALITY**  
Upper Merion Twp

**COUNTY**  
Montgomery

**ZONING**  
AR





# REGIONAL ACCESS

## HIGHWAY ACCESS

US 202  
US 422  
I-76  
I-276



## DRIVE-TIME AND DISTANCE REFERENCE

**US 202 / Warner Road**  
0.4 mi / 2 min

**I-76**  
2.5 mi / 9 min

**I-276 Turnpike**  
3.1 mi / 7 min

**I-476**  
10.0 mi / 17 min

**Strafford Station**  
2.7 mi / 8 min

**Wayne Station**  
3.2 mi / 10 min

**KOP Town Center**  
0.3 mi / 1 min

**KOP Mall**  
1.3 mi / 6 min

**Valley Forge NHP**  
2.0 mi / 7 min

**PHL Airport**  
24.1 mi / 41 min

**Center City**  
19.6 mi / 47 min

Mapbox Directions API, driving profile, non-traffic estimates, September 2026.

IMMEDIATE HIGHWAY ACCESS • US 202, US 422, I-76 AND I-276

## HIGHWAY REACH

**Immediate access to US 202, US 422, I-76, I-276 and PA 252.** The drive matrix places US 202 / Warner Road at 0.4 mile / 2 minutes, I-76 at 2.5 miles / 9 minutes, and I-276 at 3.1 miles / 7 minutes.

## LABOR AND CLIENT BASE

Approximately 173,000 residents within 5 miles, with an average household income of about \$170,000 (U.S. Census Bureau ACS 2024 5-year). King of Prussia Town Center sits directly across E Swedesford Road.

Drive matrix methodology: Mapbox Directions API, driving profile, non-traffic estimates, September 2026.



# CORRIDOR & CORPORATE NEIGHBORS

12 • CORRIDOR & CORPORATE NEIGHBORS



KING OF PRUSSIA AMENITIES • TOWN CENTER, MALL AND OVERLOOK

## WALKABLE AMENITIES AND RETAIL

**KOP Town Center**  
directly across E Swedesford Rd

**Restaurants**  
18+ within walking distance

**Stores**  
dozens within walking distance

**King of Prussia Mall**  
2.9M SF / 450+ stores

**Overlook at KOP**  
retail and entertainment

**Wegmans**  
0.4 mi

**Life Time**  
0.29 mi

**Walmart**  
0.40 mi

**Topgolf**  
nearby

**Valley Forge Casino**  
nearby

Amenity counts reflect King of Prussia Town Center tenancy, September 2026; distances are approximate driving distances.

**Walkable across the street:** 18+ restaurants and dozens of stores at King of Prussia Town Center, directly across E Swedesford Road.

### WALKABLE AMENITY BASE

King of Prussia Town Center is directly across E Swedesford Road. Its 18+ restaurants and dozens of stores are within walking distance, giving employees and visitors a practical dining, shopping, fitness, and service base.

### REGIONAL RETAIL AND ENTERTAINMENT

King of Prussia Mall spans 2.9 million SF with more than 450 stores. Overlook at KOP adds retail and entertainment. Life Time, Walmart, Topgolf, and Valley Forge Casino broaden the immediate amenity set.



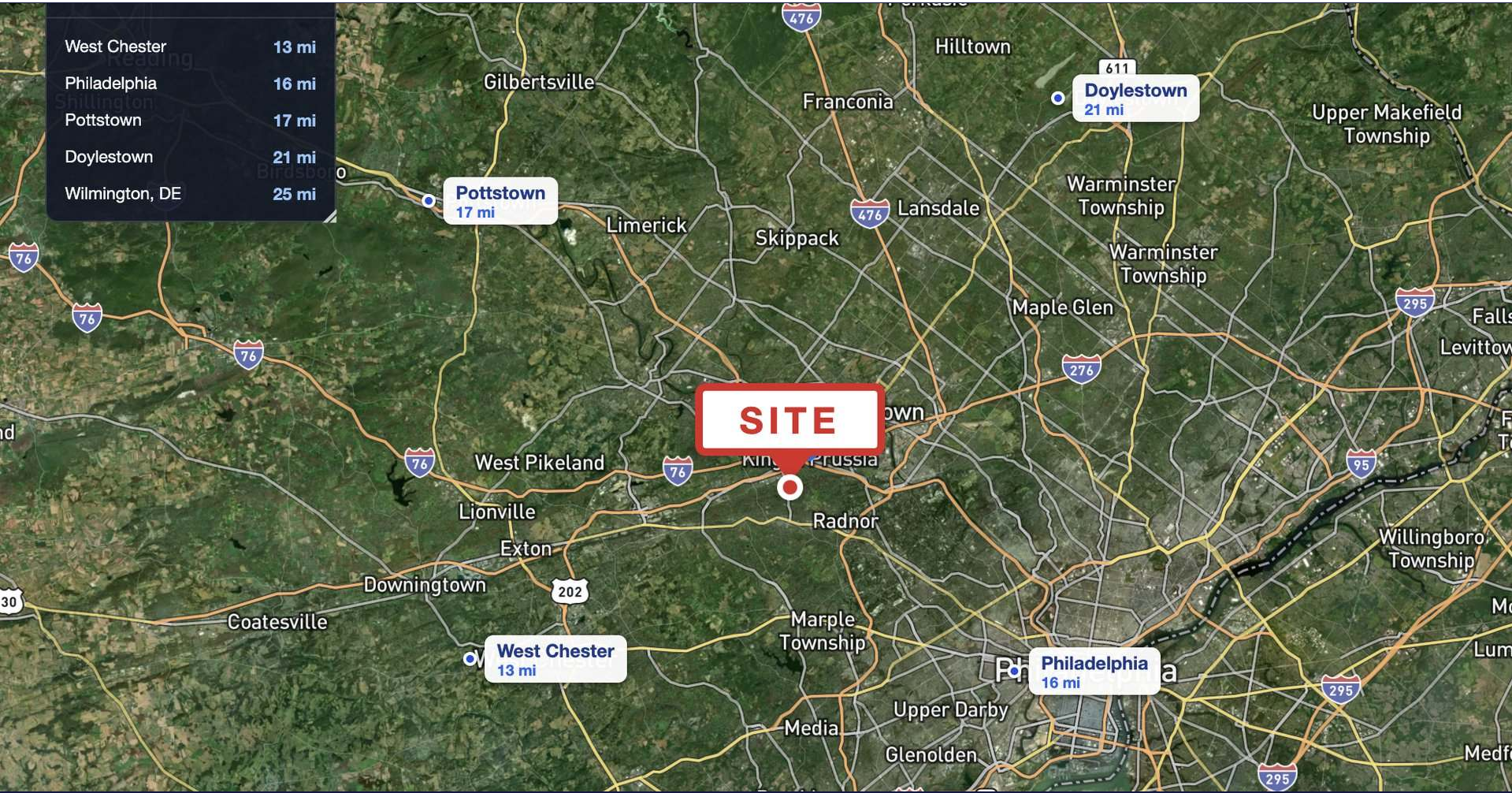
# DRIVE-TIME COVERAGE



**Reader note:** Drive-time areas provide a planning-level view of the labor and client territory reachable under typical conditions.



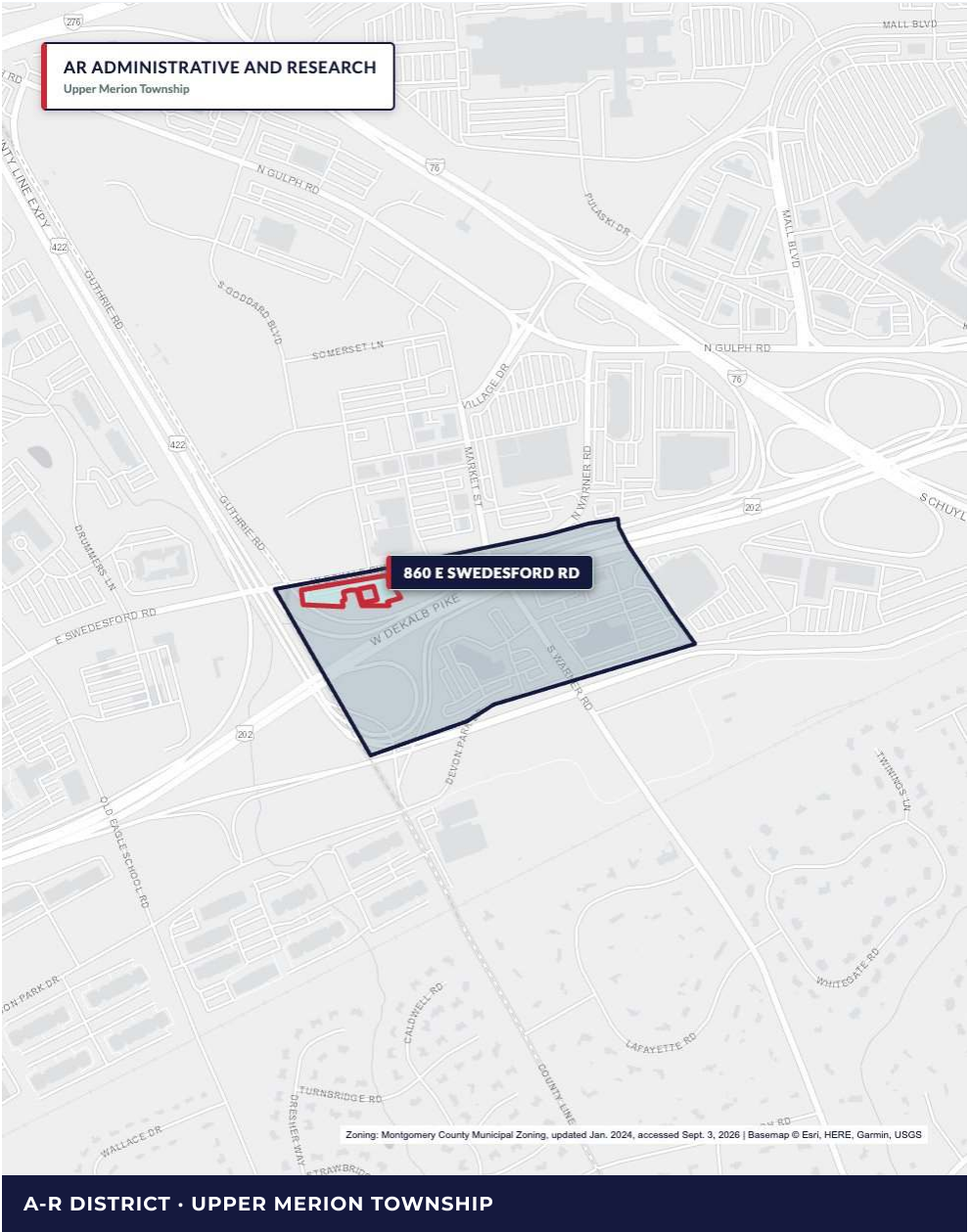
# REGIONAL DISTANCES



REGIONAL DISTANCES

|                                                             |                              |                           |                            |                                |
|-------------------------------------------------------------|------------------------------|---------------------------|----------------------------|--------------------------------|
| <b>West Chester</b><br>13 mi                                | <b>Philadelphia</b><br>16 mi | <b>Pottstown</b><br>17 mi | <b>Doylestown</b><br>21 mi | <b>Wilmington, DE</b><br>25 mi |
| Mileages are approximate driving distances, September 2026. |                              |                           |                            |                                |





## DISTRICT SUMMARY

|                    |                                                                            |
|--------------------|----------------------------------------------------------------------------|
| DISTRICT           | A-R • Administrative and Research                                          |
| MUNICIPALITY       | Upper Merion Township                                                      |
| DISTRICT FRAMING   | Business-park office district for professional, medical, and research uses |
| CURRENT CONFORMITY | TBD                                                                        |

## USE REVIEW

| USE CATEGORY                        | STATUS             |
|-------------------------------------|--------------------|
| Professional office                 | Permitted by right |
| Medical office                      | Permitted by right |
| Medical clinic                      | Permitted by right |
| Research and development laboratory | Permitted by right |
| Educational / philanthropic         | Special exception  |

## DIMENSIONAL AND PARKING STANDARDS

| STANDARD                  | REQUIREMENT         |
|---------------------------|---------------------|
| Minimum lot area          | 5 acres             |
| Maximum building coverage | 25%                 |
| Maximum building height   | 50 feet             |
| General office parking    | 4 spaces / 1,000 SF |

**Diligence flag:** the reported 1.49-acre shared parcel is below the current 5-acre minimum. Legal status, prior approvals, and any expansion rights require Township and title confirmation.

Sources: Upper Merion Code Chapter 165, Sections 165-82 through 165-85 and 165-191; Montgomery County parcel and zoning GIS. Confirm each proposed use with the Township.



# LOCATION & MARKET OVERVIEW

## 3-STAR VACANCY

# 19.5%

KOP / Wayne office

## 3-STAR ASKING RENT

# \$29.21 / SF

Market average

## 12-MONTH ABSORPTION

# (596K) SF

Overall submarket

## RECENT DELIVERIES

# 0 SF

Past eight quarters

## DEMAND AND RENT CONTEXT

The King of Prussia / Wayne office submarket contains **14.5 million SF**. Vacancy was 19.5% and availability was 25.6% in May 2026. More than 90 leases were signed during the prior year, but trailing-12-month net absorption was negative 596,000 SF. Leasing activity continues while elevated availability favors buyers and occupiers.

## OPERATING MARKET SNAPSHOT

| MEASURE                   | MAY 2026      |
|---------------------------|---------------|
| Overall inventory         | 14,540,482 SF |
| Overall availability      | 25.6%         |
| Overall asking rent       | \$30.52 / SF  |
| Leases signed, prior year | 90+           |
| Average lease size        | 5,680 SF      |

The 3-star asking-rent average is full service. The property pro forma uses floor-specific net-electric assumptions and is not directly equivalent.

## SUPPLY AND SALES BACKDROP

No office space was delivered during the past eight quarters, nothing was under construction, and total submarket inventory was lower than in 2021. Market repricing has increased owner-user access to suburban office assets.

## SUPPLY AND PRICING INDICATORS

| MEASURE                        | INDICATOR     |
|--------------------------------|---------------|
| Under construction             | 0 SF          |
| Proposed, next eight quarters  | 277,220 SF    |
| Smoothed pricing, 2021         | \$195.25 / SF |
| Smoothed pricing, current      | \$143.27 / SF |
| Trailing-12-month sale average | \$157 / SF    |

## PIPELINE WATCH

- **675 E Swedesford Road.** A 145,720 SF mass-timber office concept has been marketed on the corridor; the active program and timing remain unconfirmed.

Source: CoStar KOP / Wayne Office Submarket Analytics, May 5, 2026.

# DEMOGRAPHICS & LABOR POOL

POPULATION • 5 MILE

173,266

ACS 2024 5-year

AVERAGE HH INCOME • 5 MILE

\$170,128

ACS 2024 5-year

POPULATION • 3 MILE

68,613

CoStar estimate

MEDIAN HH INCOME • 1 MILE

\$131,970

CoStar estimate

| RADIUS COMPARISON |           |           |                            |
|-------------------|-----------|-----------|----------------------------|
| METRIC            | 1 MILE    | 3 MILE    | 5 MILE                     |
| Population        | 6,329     | 68,613    | 173,266                    |
| Households        | 3,280     | 27,789    | 66,969                     |
| Average HH income | \$171,961 | \$188,088 | \$170,128                  |
| Median HH income  | \$131,970 | \$125,706 | \$132,240<br>approximation |
| Daytime employees | 25,992    | 73,157    | n/a*                       |

\* Daytime employees at 5 miles were not derived. LODS 2023 reports 155,504 workplace jobs, a different measure.

| TRAFFIC COUNTS    |                                 |             |         |
|-------------------|---------------------------------|-------------|---------|
| ROADWAY           | SEGMENT                         | COUNT BASIS | AADT    |
| E Swedesford Road | At subject, east of Warner Road | 2023        | ~6,000  |
| US 202            | Near Warner Road interchange    | 2024        | ~36,000 |

Sources: CoStar for 1- and 3-mile population, households, median household income, and daytime employees; U.S. Census Bureau ACS 2024 5-year for the 5-mile figures and all average household income cells; U.S. Census Bureau LODS 2023 for the workplace-jobs footnote; PennDOT for AADT.

- OWNER-USER CONTEXT
- Residential reach.** The 5-mile ring contains 173,266 residents and 66,969 households based on area-weighted ACS 2024 5-year estimates.
  - Income profile.** Average household income is \$171,961 within one mile, \$188,088 within three miles, and \$170,128 within five miles.
  - Daytime workforce.** CoStar reports 25,992 daytime employees within one mile and 73,157 within three miles. The 5-mile workplace figure is not a like-for-like employee count.
  - Traffic exposure.** PennDOT records approximately 6,000 AADT on E Swedesford Road at the subject and approximately 36,000 AADT on US 202 near Warner Road.

Approximately 173,000 residents within 5 miles, with an average household income of about \$170,000.



# WHY KING OF PRUSSIA AND WAYNE

## UPPER MERION JOBS

# 65,000+

Official township profile

## OFFICE INVENTORY

# 9.5M+ SF

Within Upper Merion

## KOP MALL

# 2.9M SF

450+ stores and restaurants

## VALLEY FORGE VISITORS

# 1.2M+

Annual visitors

## REGIONAL POSITION

- **Highway convergence.** The property has immediate access to US 202, US 422, I-76, I-276 and PA 252.
- **Walkable Town Center.** King of Prussia Town Center places 18+ restaurants and dozens of stores within walking distance. King of Prussia Mall adds 2.9 million SF and more than 450 stores, boutiques, and restaurants.
- **Suburban employment center.** Upper Merion reports more than 65,000 jobs and more than 9.5 million SF of office space within its 17 square miles.
- **Valley Forge.** The 3,500-acre national historical park attracts more than 1.2 million annual visitors and reinforces the area's regional identity.

## OWNER-USER ENVIRONMENT

- **Affluent and educated labor shed.** Upper Merion's 2025 population estimate is 36,674, and 65.0% of residents age 25 and older hold a bachelor's degree or higher.
- **Rail access.** Strafford and Wayne stations are on SEPTA's Paoli / Thorndale Line, with non-traffic drive estimates of 8 and 10 minutes from the property.
- **Local tax positioning.** Upper Merion Township has not enacted a local earned income tax. Employee withholding still depends on residence and applicable Act 32 rules.
- **Wayne mailing address, Upper Merion jurisdiction.** The location combines a Wayne address with confirmed Upper Merion Township governance.

Sources: Upper Merion Township, U.S. Census Bureau QuickFacts, Visit Philadelphia, National Park Service, SEPTA, and CoStar property materials; accessed September 3, 2026.

## CORRIDOR AT A GLANCE

KOP TOWN CENTER  
0.3 mi / 1 min

US 202 / WARNER  
0.4 mi / 2 min

I-76  
2.5 mi / 9 min

I-276 TURNPIKE  
3.1 mi / 7 min

STRAFFORD STATION  
2.7 mi / 8 min

KOP MALL  
1.3 mi / 6 min

**Immediate access to US 202, US 422, I-76, I-276 and PA 252.** King of Prussia Town Center is directly across E Swedesford Road, placing 18+ restaurants and dozens of stores within walking distance of a Wayne owner-user location.



SALES & LEASING • INVESTMENT ADVISORY  
TENANT & LANDLORD REP • BUSINESS BROKERAGE

2020

FOUNDED

25+

YEARS EXP.

3

STATES

*"They were instrumental in identifying the perfect 15,000 sq ft building, helping us secure SBA financing, and expertly steering us through the complicated due diligence process. They are more than just a broker; they are also educators and a trusted partner."*

CHRISTINE S. • BUYER REP • CHESTER COUNTY, PA

*"Their deep market knowledge, strategic approach, and negotiation skills were instrumental in securing the best possible deal. They were not just brokers; they were true partners in the process."*

RADHA A. • OWNER REP • MONTGOMERY COUNTY, PA

*"I had a successful commercial office space transaction with Atlas. The process was seamless. Their market knowledge was outstanding. They were responsive and detail oriented from execution to closing the deal quickly."*

SUZANNE S. • TENANT REP • DELAWARE COUNTY, PA

*"I purchased a handful of properties before and never received this type of help from the ownership side. I was so impressed and appreciative that I now am trying to work with Atlas to have them find properties for me. They earned a client and referrals from me for life."*

BRYON S. • INVESTOR • DELAWARE COUNTY, PA

*"Atlas did a great job from start to finish on the sale of our office building. Great, responsive service, would refer them to anyone!"*

PAUL B. • OWNER REP • DELAWARE COUNTY, PA

999 Old Eagle School Road, Suite 150  
Wayne, PA 19087

# BUILT BY BROKERS WHO THINK LIKE OWNERS

Atlas Realty Advisors is a commercial real estate and business brokerage firm founded in 2020, based in Wayne, PA, with an appointment-only office in the Royersford area. The firm is led by Principal & Broker of Record Zachary Lasorsa and Principal Joseph Battaglia, and is licensed in Pennsylvania, New Jersey, and Delaware. A particular strength is the combined sale of a business together with the real estate it occupies, a service few local firms offer.

## OUR STORY

Both principals come from families with deep roots in commercial real estate investment and development, so they understand how to think like the people who own, build, and operate properties.

Zach and Joe started at a boutique commercial real estate brokerage, were recruited to launch a brokerage division for an investment and development firm, and ultimately bought out their partners to take Atlas fully independent.

The firm operates on its own terms: lean, focused, and accountable only to its clients. Every engagement is different, but the discipline is the same.

## WHAT SETS US APART

**Senior-level attention.** Two principals on every engagement. No junior associates, no hand-offs.

**Owner's perspective.** Underwriting, lease analysis, and pricing built the way an investor would build it, not the way a listing sheet would.

**Dual real estate and business brokerage.** Atlas handles commercial real estate and the confidential sale of operating businesses under one roof, including combined business and real estate transactions.

**Licensed in three states.** Atlas provides combined coverage in Pennsylvania, New Jersey, and Delaware. Zach is licensed in all three states; Joe is licensed in Pennsylvania and New Jersey.

## MORE THAN JUST A BROKER.





# SOURCES & CITATIONS

## 01 CAMPAIGN FACT AUTHORITY

860 E Swedesford Road CAMPAIGN.md, locked facts, owner-user financing model, positioning, and investor pro forma. Pricing and owner-user direction provided September 2026.

## 02 COSTAR PROPERTY MATERIALS

860 E Swedesford Road property report, building characteristics, parking, property demographics, and interim cover image.

## 03 COSTAR MARKET ANALYTICS

KOP / Wayne Office Submarket Analytics, May 5, 2026, plus Atlas market-rent analysis adopted in CAMPAIGN.md.

## 04 MAPBOX DIRECTIONS

Directions API driving profile, non-traffic distance and time estimates used for the drive matrix, September 3, 2026.

## 05 UPPER MERION CODE

Chapter 165, Sections 165-82 through 165-85 and 165-191, for A-R uses, dimensional standards, and parking requirements.

## 06 UPPER MERION TOWNSHIP

Official township profile and finance materials for jobs, office inventory, resident profile, highway context, and local earned income tax status.

## 07 U.S. CENSUS BUREAU

2024 ACS 5-year table-based summary files and TIGERweb block groups for area-weighted 5-mile population, households, and household income; QuickFacts for Upper Merion Township.

## 08 SEPTA

Paoli / Thorndale Line station information for Strafford and Wayne stations; accessed September 3, 2026.

## 09 NATIONAL PARK SERVICE

Valley Forge National Historical Park acreage and annual visitation. King of Prussia Mall context is from Visit Philadelphia.

## 10 PENNDOT

Roadway Management System traffic-volume layer for E Swedesford Road and US 202 AADT indicators.

## 11 COUNTY AND PARCEL GIS

Montgomery County parcel and municipal-zoning GIS for parcel 58-00-06439-001, acreage, and A-R mapping.

## 12 ATLAS BRAND AND DESIGN

atlas-brand@fba45ee and the 256-260 E High Street Offering Memorandum design system.

All third-party information is subject to the disclaimer on page 02 and should be independently verified during diligence. Research placeholders are marked TBD and are not represented as facts.



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