



KING OF PRUSSIA
TOWN CENTER



CBRE



**NOW OPEN:
THE GOOD FEET STORE
SPREAD BAGELRY
360 CHICKEN**

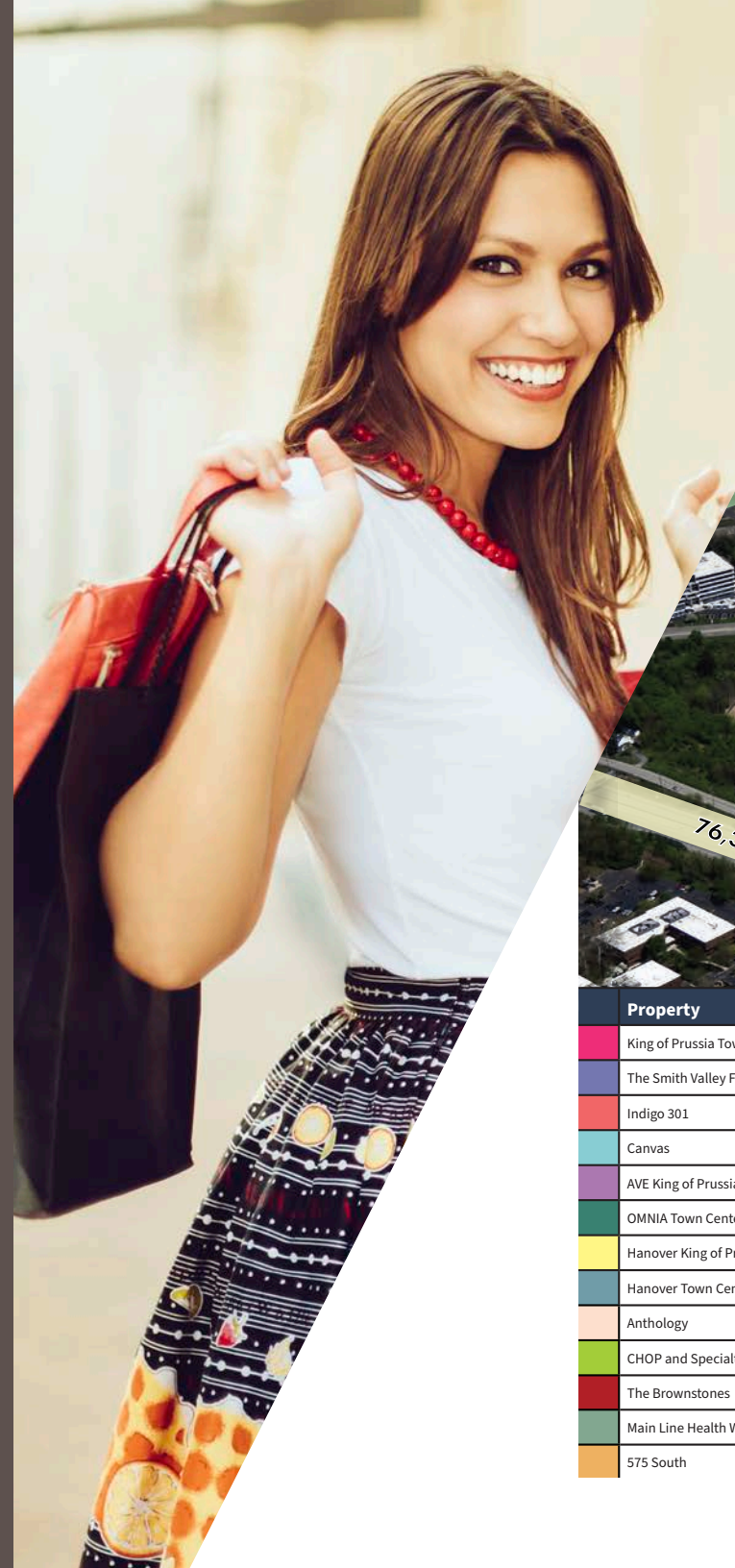


**KING OF PRUSSIA
TOWN CENTER**





A MARKET DIFFERENTIATOR



125 ACRE MIXED-USE
NEWLY DEVELOPED PROJECT

± 400,000 SF RETAIL INCLUDING
130,000 SF WEGMANS

2,842 RESIDENTIAL UNITS OPEN
WITH AN ADDITIONAL 142 HOMES
(OVERLOOK AT TOWN CENTER)
UNDER CONSTRUCTION.

272,000 SF CHILDREN'S
HOSPITAL OF PHILADELPHIA
135,000 SF SPECIALTY CARE CENTER

94,000 SF MAIN LINE HEALTH
WOMEN'S SPECIALTY CENTER

Property	Units	Notes
King of Prussia Town Center	N/A	400,000 SF, including Wegmans
The Smith Valley Forge	320	Open
Indigo 301	363	Open
Canvas	231	55+ Community; Open
AVE King of Prussia	276	Open
OMNIA Town Center	339	Open
Hanover King of Prussia	339	Open
Hanover Town Center	339	Open
Anthology	192	Open
CHOP and Specialty Care Center	N/A	407,000 SF; Open
The Brownstones	132	Open
Main Line Health Women's Specialty Center	N/A	94,000 SF; Open
575 South	60	Open

BE IN
THE
TOWN
CENTER
OF
ATTENTION





LOUNGING
AREAS

A PLACE TO
UNWIND



MOVIES UNDER
THE STARS



MAIN STREET
EXPERIENCE

INSPIRED
ARCHITECTURE



YOGA CLASSES

A NEW DOWNTOWN: KING OF PRUSSIA TOWN CENTER



"DOWNTOWN" DINING
DESTINATION

LIVE MUSIC



THE TOWN
SQUARE



TIME TO
CONNECT

OUTDOOR DINING



OUTDOOR
ENJOYMENT

WITH A FRESH AND DIVERSE COLLECTION OF SOUGHT-AFTER RESTAURANTS, KING OF PRUSSIA TOWN CENTER HAS CREATED A DOWNTOWN DINING DESTINATION IN THE HEART OF THE MARKET

FOUNDING FARMERS
HONEYGROW
DAVIO'S
CITY WORKS
FOGO DE CHAO

A DINING DESTINATION

CHOO LAH
DUCK DONUTS
MISSION BBQ
KOOMA
STARBUCKS
DISTRICT TACO
HABIT BURGER
VITALITY BOWLS
PIZZERIA VETRI
SPREAD BAGELRY
360 CHICKEN



WITH OVER 98% OF THE PROJECT LEASED,
YOUR IDENTITY IN KING OF PRUSSIA.

BE THE NEXT TO JOIN:
REI
LA FITNESS
NORDSTROM RACK

RETAILERS

ULTA
ROAD RUNNER SPORTS
IDEAL IMAGE
KILWINS CHOCOLATIER
XFINITY PREMIER
PNC
GNC
ARDENT CREDIT UNION
TOWN CENTER NAILS
PEARLE VISION
WILLIAMS SONOMA
HEART + PAW
SPAVIA
NOVACARE
MADISON REED
DRYBAR
CORK & CANDLES
THE SHADE STORE
THE GOOD FEET STORE



BE A PART OF THE MODERN
MAIN STREET EXPERIENCE

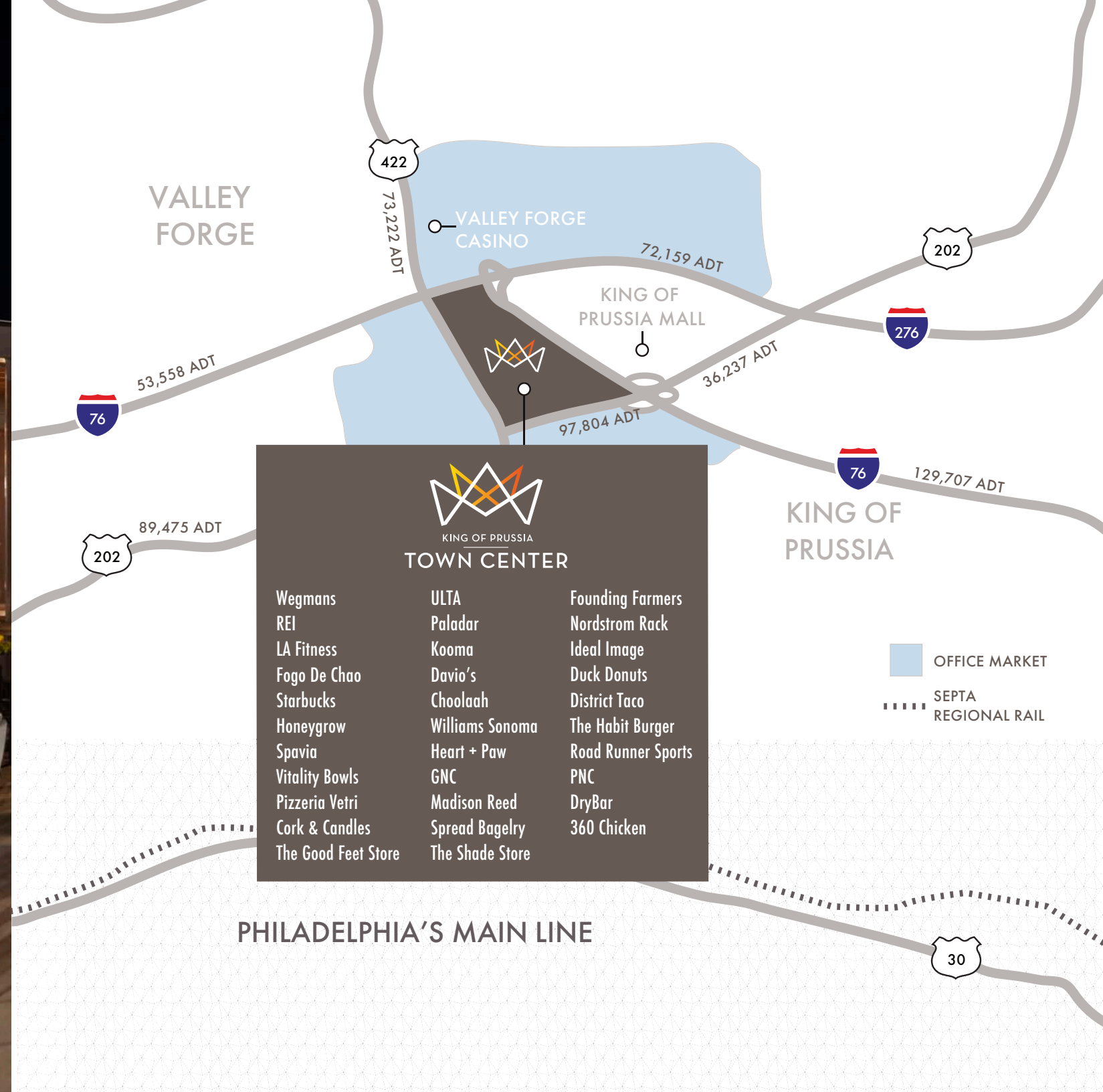
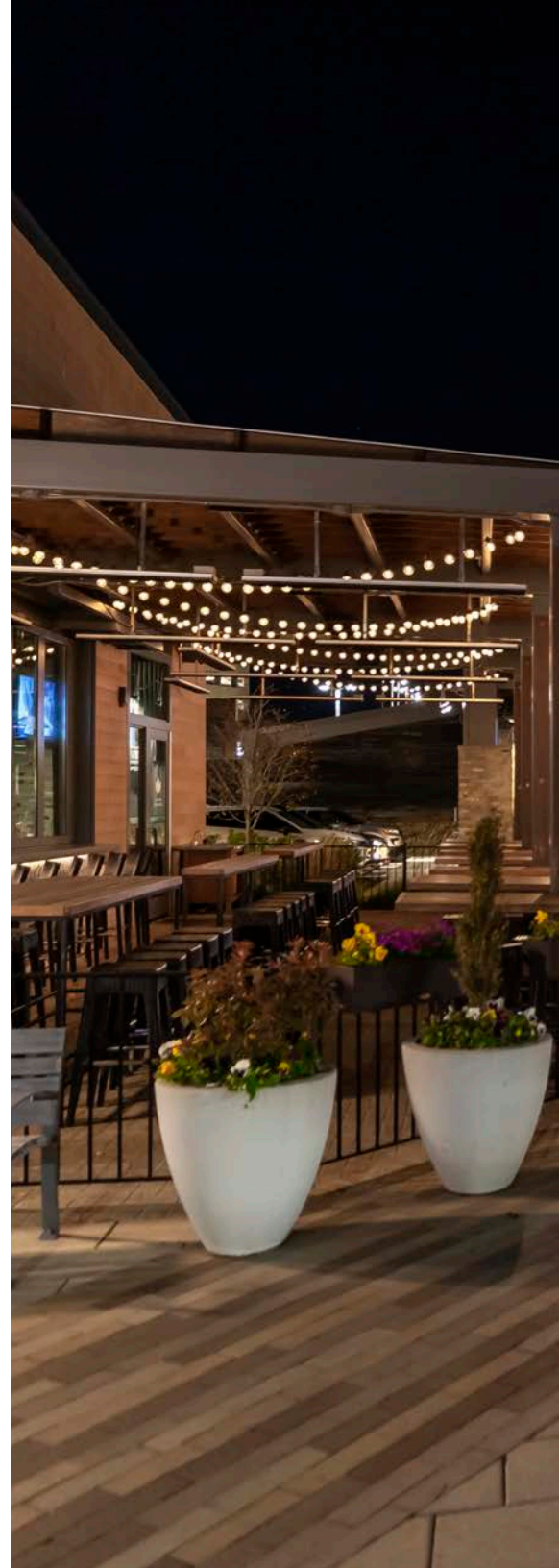
LOCATION

King of Prussia is a super-regional market, drawing locals and tourists alike on a daily basis

Immediate access to PA Turnpike, I-76, Route 202 and Route 422 with exceptionally high traffic counts

Located across from The King of Prussia Mall (2.39M SF of retail, 400+ stores)

Direct access to Philadelphia's affluent Main Line community via numerous feeder roads, bypassing Route 202 traffic



KING OF PRUSSIA HIGHLIGHTS

DEMOGRAPHICS

	2 MILES	3 MILES	5 MILES	7 MILES
POPULATION	27,231	61,927	176,290	313,382
AVG HHI	\$165,983	\$172,730	\$158,083	\$161,155
DAYTIME EMPLOYMENT (Total Employees)	50,601	79,470	150,219	262,656

LOCATED IN THE
2ND
WEALTHIEST COUNTY
IN PENNSYLVANIA

25 M
VISITORS / YEAR SHOPPING
IN KOP

HOME OF
LARGEST
MALL
BY RETAIL GLA IN US

CONSUMER SPENDING
\$11.3 B
IN RETAIL, FOOD AND BEVERAGE
EACH YEAR

1ST
LOCATIONS!
KOP CONTINUES TO BE A PRIORITY
MARKET FOR RETAILERS AND
RESTAURANTS

20 MILES
TO DOWNTOWN PHILLY

VALLEY FORGE CASINO HAS
1.1M
VISITORS PER YEAR

OFFICE INVENTORY
±16.8M SF
2ND TO PHILLY IN GREATER
PHILADELPHIA AREA

SEPTA PLANS
EXTENSION
OF NHSL
TO KING OF PRUSSIA



MAIN STREET

TOWN SQUARE FEATURES: VALET PARKING | PAVILION | PUBLIC GREEN SPACE
WALL OF FIRE | WATER FEATURES



LEASE STATUS PLAN





KING OF PRUSSIA

TOWN CENTER

LEASING

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