

With more than 2.6 million square feet, King of Prussia boasts more retail space than any other shopping attraction in America. Anchored by Neiman Marcus, Nordstrom, Bloomingdale's, Lord & Taylor, Macy's, JCPenney, and Dick's Sporting Goods, it features a diverse mix of more than 400 merchants, including a collection of luxury retailers unsurpassed in the region. King of Prussia's affluent customer base makes it a highly desirable location for retailers.

1
KING OF PRUSSIA

Major Retailers: Neiman Marcus, Nordstrom, Bloomingdale's, Lord & Taylor, Macy's, JCPenney, Dick's Sporting Goods

Opening Fall 2015: Primark

GLA: 2,623,000 Sq. Ft.

2
HOTELS

- Within Walking Distance:**
- Best Western Plus:** 167 rooms, newly renovated
 - Comfort Inn Valley Forge:** 121 rooms
 - Crown Plaza Valley Forge:** 225 rooms, restaurant and lounge, two ballrooms, state-of-the-art amphitheatre
 - Holiday Inn Express:** 155 rooms, fitness center, new two-room suites
 - Hyatt House:** 147 rooms, event space, fitness center, indoor pool, whirlpool, business center

- Within Two Miles:**
- Double Tree by Hilton:** 327 newly renovated rooms
 - Hampton Inn:** 147 rooms, meeting rooms
 - Hyatt Place King of Prussia:** Primarily business customers*
 - Sheraton Valley Forge Hotel:** 265 rooms and suites, pool, restaurant, lighted tennis court
 - Valley Forge Casino Resort:** 486 rooms, nightclub, 7 restaurants, spa facilities, conference and event space, region's only full-amenity gaming resort with live table games and slot machines*

3
RETAIL CENTERS

- Chesterbrook Shopping Center:** Trader Joe's, T.J. Maxx, Outback Steakhouse*
- Costco Warehouse**
- The Home Depot**
- King of Prussia Center:** UA Cinema 16 and IMAX, Best Buy, Nordstrom Rack, Bahama Breeze, Champps Kitchen & Bar
- Valley Forge Center:** Bed Bath & Beyond, Michaels, SuperTarget (under construction)



LOCATION

King of Prussia is easily accessible from US 202, I-76, and the Pennsylvania Turnpike.

TRADE AREA DEMOGRAPHICS

Trade Area Population: 3,301,699
Total Daytime Population: 3,647,372
Trade Area Households: 1,261,340
Average Annual HH Income: \$78,819
Median Age: 37

SPECIALTY RETAILERS RESTAURANTS AND ENTERTAINMENT

The Apple Store, Burberry, Cartier, Coach, The Container Store, Crate & Barrel, David Yurman, Ermenegildo Zegna, Gucci, Hermès, LACOSTE, Louis Vuitton, Ralph Lauren, SAINT LAURENT PARIS, Salvatore Ferragamo, Spanx, Swatch, TAG Heuer, Tesla, Tiffany & Co., Tourneau, Tumi, Williams-Sonoma, The Cheesecake Factory, Legal Sea Foods, Morton's The Steakhouse, Seasons 52

Village at Valley Forge: 125-acre, mixed-use development housing Philadelphia's seventh Wegmans store; CHOP Specialty Care Center to open Spring 2015; planned residential development.

Walmart

4
APARTMENT COMPLEXES

- Gulph Mills Village:** 330 units
- Kingswood Apartments:** 772 units
- The Lofts at Valley Forge:** 388 units
- 251 Dekalb:** 603 units
- Valley Forge Suites:** 356 units
- Valley Forge Towers North:** 300 units*

5
CORPORATE HEADQUARTERS

- Amerigas**
- GSI Commerce**
- Lilly Pulitzer**
- Lockheed Martin**
- Proctor & Gamble**

6
MAJOR OFFICE COMPLEXES

- Within 5-Mile Radius:** 951 office buildings, 27,646,811 square feet of leasable space*
- Freedom Business Center:** Three buildings, 304,000 square feet*
- Walnut Hill Plaza:** 151,000 square feet, Class A office building

7
SINGLE-FAMILY RESIDENTIAL

Upper Merion School District: \$200K–\$1M

8
OTHER

Valley Forge Park: Tourist attraction and Revolutionary War memorial park*

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* Not shown on map
Information accurate as of 5/1/15.
Sources: SPG Research; trade area demographic information per Pitney Bowes MapInfo (2014).