

# Valley Fair

Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

40.0493, -75.4291

260 West Swedesford Road | Devon, PA 19333



Center Size: 45,086 SF



Demographics	1 Mile	3 Mile	5 Mile
👤	6,184	49,771	124,923
🏠	2,552	20,599	49,685
💰	\$187,659	\$177,657	\$168,951

Surrounded by a highly affluent and educated population, with average household incomes of \$202K+ and 79% holding a college degree within 3 miles

Strong daytime population of 98K+ within 3 miles

High visibility with 53K+ vehicles daily on US Hwy 202 (Kalibrate 2019)

Located less than 2 miles from 2.4M SF King of Prussia Mall, the largest super-regional mall on the East Coast, attracting 14M+ visitors annually

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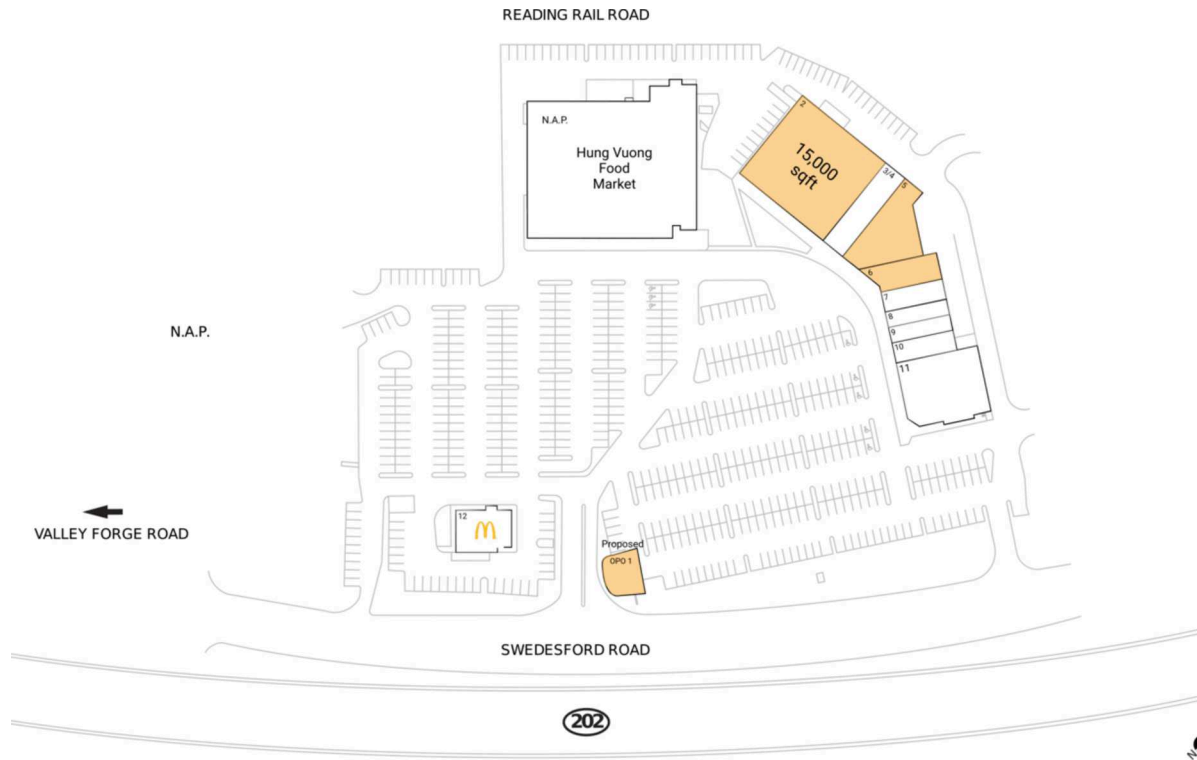
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## Available Space

OPO 1	0 SF
2	15,000 SF
5	5,652 SF
6	2,125 SF

## Current Retailers

N.A.P.	Hung Vuong Food Market	0 SF
3/4	Bliss Nail & Spa	3,684 SF
7	Dim Sum Mania	1,875 SF
8	Bach Cleaners	1,125 SF
9	Mochi Ring Donut	1,125 SF
10	Bad Hair Day	1,500 SF
11	McKenzie Brew House	9,500 SF
12	McDonald's	3,500 SF



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