



904 Jefferson Avenue

Norristown, PA



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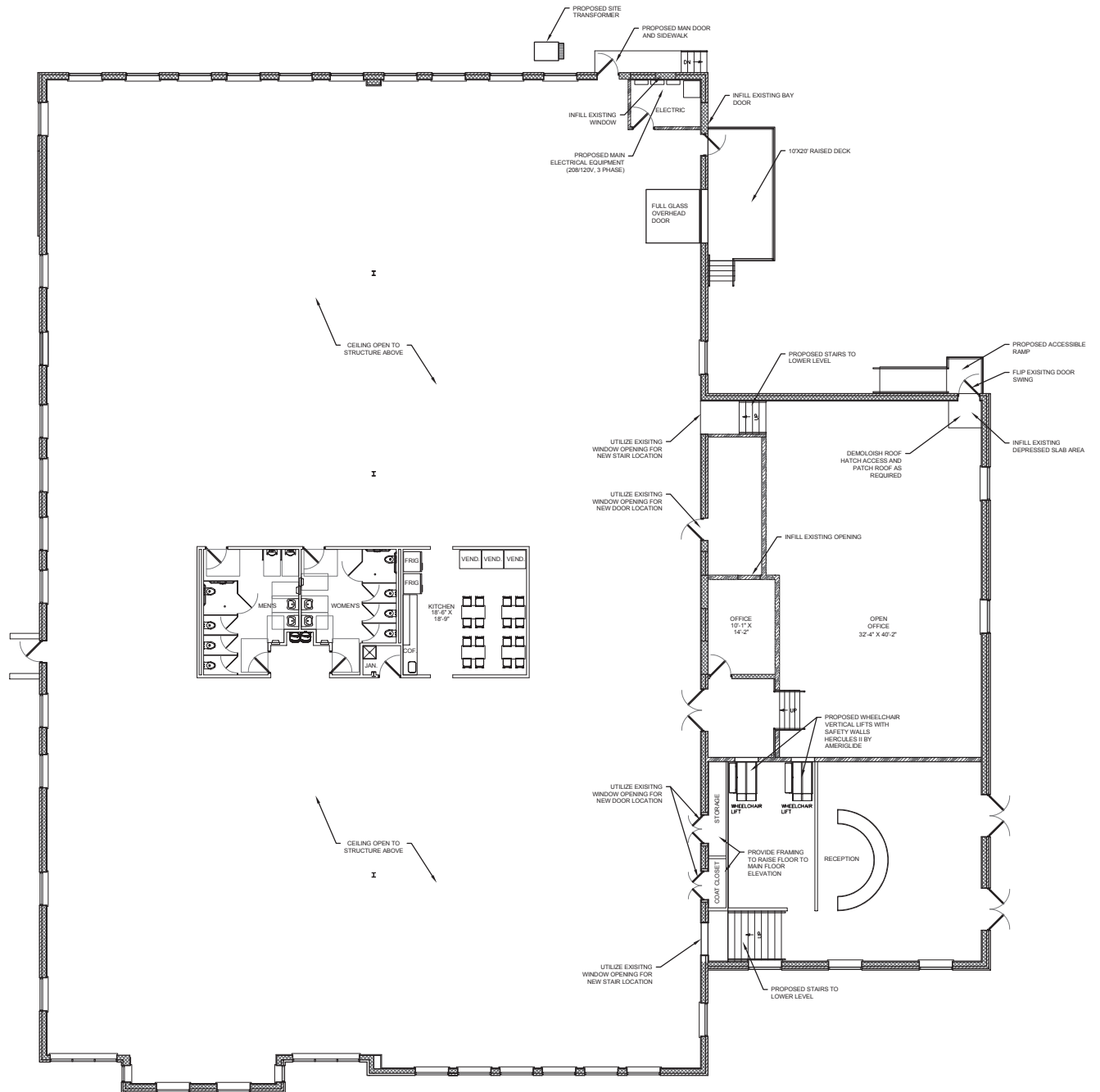
Property Features

- Bi-Level Office space totaling 18,468 square feet
- Shell space enables custom tenant fit-out
- 16 foot, exposed ceilings
- Brand new HVAC system
- Situated on 1.44 acres with over 100 parking spaces
- Building signage available
- New, local ownership in place
- Jefferson Ave & Eisenhower Bus stop adjacent to property
- Close proximity to restaurants and King of Prussia



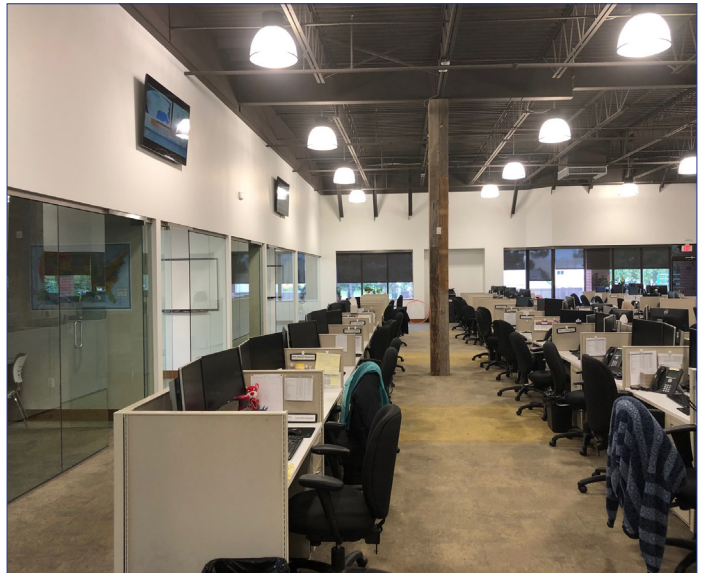
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Floor Plan



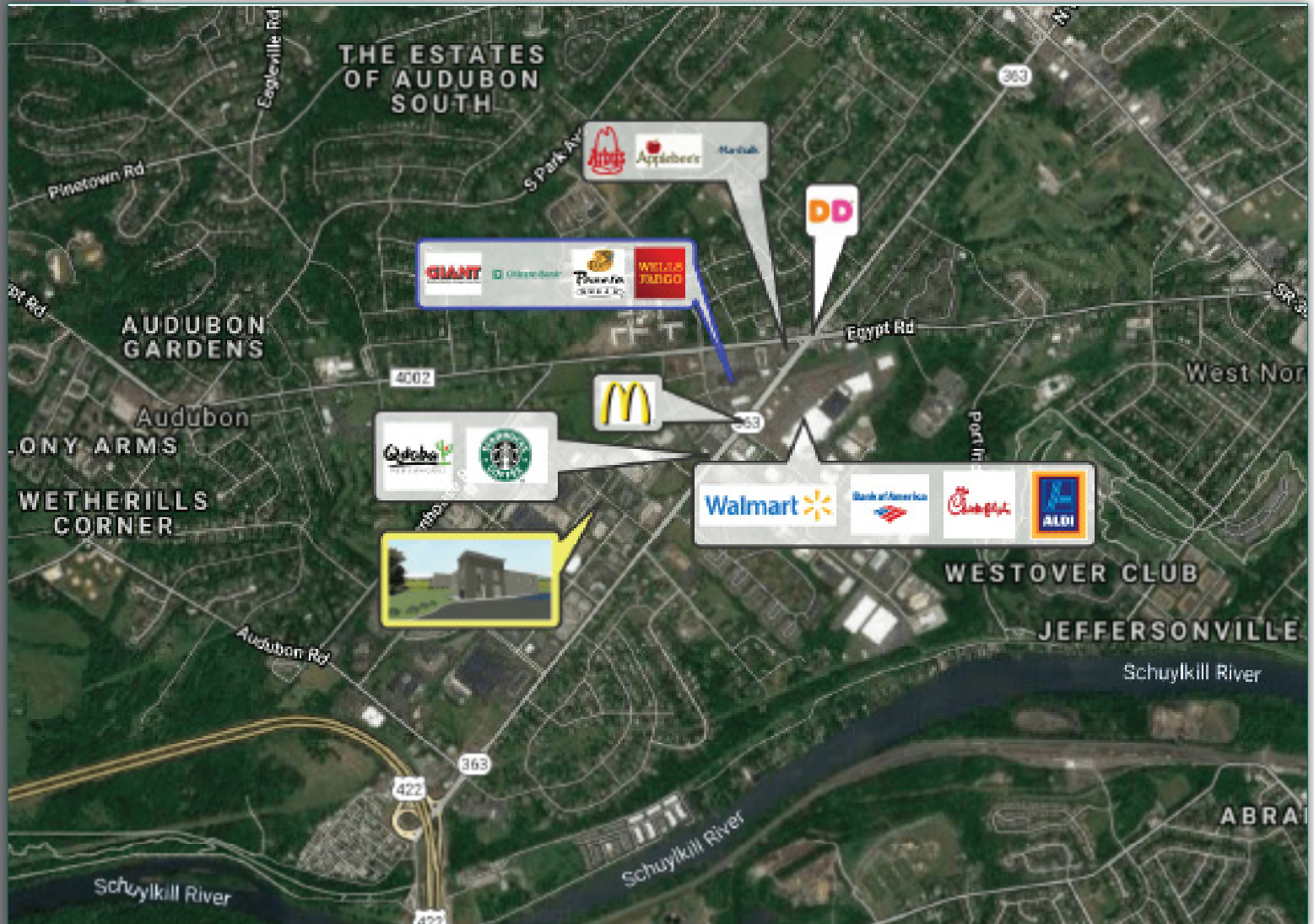
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Proposed Finishes



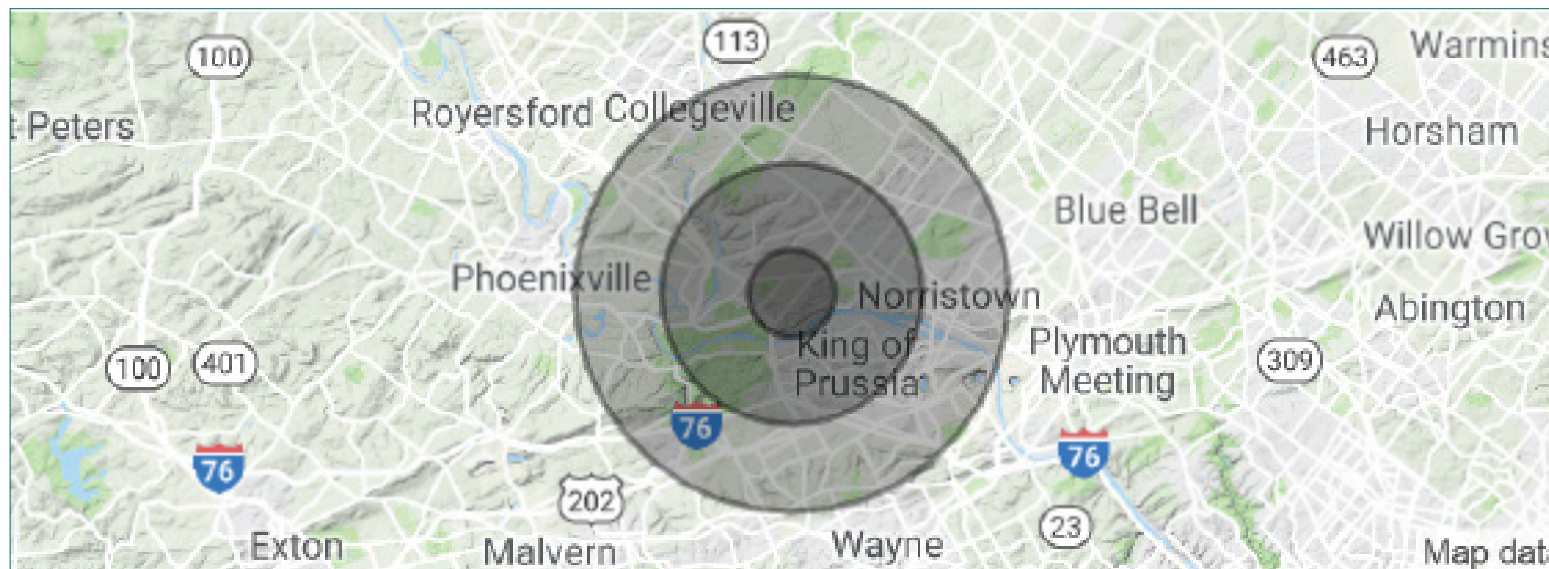
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Near By Amenities



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Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,575	49,965	148,026
Median age	43.7	40.7	38.7
Median age (Male)	41.0	38.6	37.2
Median age (Female)	47.4	43.2	40.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,545	19,680	59,314
# of persons per HH	2.2	2.5	2.5
Average HH income	\$86,597	\$94,854	\$95,266
Average house value	\$295,981	\$320,936	\$364,906

** Demographic data derived from 2010 US Census*



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