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**431 W Valley Forge Rd**  
 431 W Valley Forge Rd  
 King Of Prussia, PA 19406  
 County: Montgomery

**CONTACT LISTING BROKER**  
**Joseph Leone** (610) 551-5830

**Keller Williams Realty Group**

<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2007 Male Population	4,558	36,792	86,476
2007 Female Population	4,840	37,709	89,967
% 2007 Male Population	48.50%	49.38%	49.01%
% 2007 Female Population	51.50%	50.62%	50.99%
2007 Total Adult Population	7,493	60,113	143,155
2007 Total Daytime Population	7,739	84,745	194,605
2007 Total Daytime Work Population	3,613	54,420	114,292
2007 Median Age Total Population	43	39	40
2007 Median Age Adult Population	50	45	46
2007 Age 0-5	614	4,786	11,030
2007 Age 6-13	818	6,128	14,217
2007 Age 14-17	473	3,474	8,041
2007 Age 18-20	301	2,615	6,812
2007 Age 21-24	383	5,065	11,387
2007 Age 25-29	416	5,210	11,288
2007 Age 30-34	562	5,144	11,174
2007 Age 35-39	654	5,252	12,141
2007 Age 40-44	614	5,380	13,092
2007 Age 45-49	723	5,622	13,744
2007 Age 50-54	786	5,394	13,327
2007 Age 55-59	708	4,890	12,321
2007 Age 60-64	615	4,239	10,146
2007 Age 65-69	517	3,088	7,414
2007 Age 70-74	484	2,866	6,661
2007 Age 75-79	323	2,413	5,685
2007 Age 80-84	206	1,698	4,308
2007 Age 85+	201	1,236	3,655
% 2007 Age 0-5	6.53%	6.42%	6.25%
% 2007 Age 6-13	8.70%	8.23%	8.06%
% 2007 Age 14-17	5.03%	4.66%	4.56%
% 2007 Age 18-20	3.20%	3.51%	3.86%
% 2007 Age 21-24	4.08%	6.80%	6.45%
% 2007 Age 25-29	4.43%	6.99%	6.40%
% 2007 Age 30-34	5.98%	6.90%	6.33%
% 2007 Age 35-39	6.96%	7.05%	6.88%
% 2007 Age 40-44	6.53%	7.22%	7.42%
% 2007 Age 45-49	7.69%	7.55%	7.79%
% 2007 Age 50-54	8.36%	7.24%	7.55%
% 2007 Age 55-59	7.53%	6.56%	6.98%
% 2007 Age 60-64	6.54%	5.69%	5.75%

% 2007 Age 65-69	5.50%	4.14%	4.20%
% 2007 Age 70-74	5.15%	3.85%	3.78%
% 2007 Age 75-79	3.44%	3.24%	3.22%
% 2007 Age 80-84	2.19%	2.28%	2.44%
% 2007 Age 85+	2.14%	1.66%	2.07%
2007 White Population	7,610	52,890	137,678
2007 Black Population	396	11,589	19,677
2007 Asian/Hawaiian/Pacific Islander	1,013	4,734	10,719
2007 American Indian/Alaska Native	7	78	140
2007 Other Population (Incl 2+ Races)	372	5,210	8,228
2007 Hispanic Population	223	5,248	7,825
2007 Non-Hispanic Population	9,175	69,254	168,618
% 2007 White Population	80.97%	70.99%	78.03%
% 2007 Black Population	4.21%	15.56%	11.15%
% 2007 Asian/Hawaiian/Pacific Islander	10.78%	6.35%	6.08%
% 2007 American Indian/Alaska Native	0.07%	0.10%	0.08%
% 2007 Other Population (Incl 2+ Races)	3.96%	6.99%	4.66%
% 2007 Hispanic Population	2.37%	7.04%	4.43%
% 2007 Non-Hispanic Population	97.63%	92.96%	95.57%
2000 Non-Hispanic White	7,896	53,376	136,829
2000 Non-Hispanic Black	348	10,601	17,085
2000 Non-Hispanic Amer Indian/Alaska Native	22	109	172
2000 Non-Hispanic Asian	673	3,409	7,341
2000 Non-Hispanic Hawaiian/Pacific Islander	26	52	143
2000 Non-Hispanic Some Other Race	31	66	149
2000 Non-Hispanic Two or More Races	148	1,368	2,289
% 2000 Non-Hispanic White	86.35%	77.38%	83.43%
% 2000 Non-Hispanic Black	3.81%	15.37%	10.42%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.24%	0.16%	0.10%
% 2000 Non-Hispanic Asian	7.36%	4.94%	4.48%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.28%	0.08%	0.09%
% 2000 Non-Hispanic Some Other Race	0.34%	0.10%	0.09%
% 2000 Non-Hispanic Two or More Races	1.62%	1.98%	1.40%

<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2007 Total Population	9,398	74,501	176,443
2007 Total Households	3,490	31,861	72,902
Population Change 1990-2007	125	2,923	12,983
Household Change 1990-2007	308	3,048	8,526
% Population Change 1990-2007	1.35%	4.08%	7.94%
% Household Change 1990-2007	9.68%	10.58%	13.24%
Population Change 2000-2007	166	1,609	6,597
Household Change 2000-2007	164	1,824	4,715
% Population Change 2000-2007	1.80%	2.21%	3.88%



% 2007 Household Income \$60,000-\$74,999	11.21%	15.81%	14.02%
% 2007 Household Income \$75,000-\$99,999	24.57%	14.37%	17.15%
% 2007 Household Income \$100,000-\$124,999	13.10%	5.92%	6.87%
% 2007 Household Income \$125,000-\$149,999	7.34%	3.82%	5.35%
% 2007 Household Income \$150,000-\$199,999	4.42%	2.59%	3.58%
% 2007 Household Income \$200,000-\$249,999	0.46%	0.65%	1.56%
% 2007 Household Income \$250,000-\$499,999	1.38%	1.27%	2.57%
% 2007 Household Income \$500,000+	0.06%	0.04%	0.13%
% 2007 Household Income \$200,000+	1.89%	1.96%	4.26%

<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2007 Children/Infants Clothing Stores	\$741,905	\$5,613,467	\$14,037,809
2007 Jewelry Stores	\$570,735	\$4,304,127	\$10,617,169
2007 Mens Clothing Stores	\$1,312,259	\$9,494,283	\$22,887,601
2007 Shoe Stores	\$1,122,519	\$8,229,760	\$20,130,890
2007 Womens Clothing Stores	\$2,483,949	\$17,553,351	\$41,192,562
2007 Automobile Dealers	\$12,476,445	\$97,493,520	\$238,330,524
2007 Automotive Parts/Acc/Repair Stores	\$1,757,870	\$13,157,089	\$31,970,832
2007 Other Motor Vehicle Dealers	\$570,650	\$4,188,841	\$10,222,987
2007 Tire Dealers	\$449,585	\$3,398,090	\$8,278,969
2007 Hardware Stores	\$184,437	\$1,686,179	\$5,199,571
2007 Home Centers	\$1,581,425	\$11,889,665	\$28,882,046
2007 Nursery/Garden Centers	\$449,051	\$3,478,853	\$8,590,323
2007 Outdoor Power Equipment Stores	\$126,281	\$1,098,051	\$2,659,569
2007 Paint/Wallpaper Stores	\$59,533	\$450,955	\$1,066,940
2007 Appliance/TV/Other Electronics Stores	\$1,403,149	\$10,240,505	\$24,900,637
2007 Camera/Photographic Supplies Stores	\$228,956	\$1,706,478	\$4,158,324
2007 Computer/Software Stores	\$720,767	\$5,276,061	\$12,545,563
2007 Beer/Wine/Liquor Stores	\$837,384	\$6,277,637	\$15,632,834
2007 Convenience/Specialty Food Stores	\$1,258,238	\$15,796,042	\$38,846,268
2007 Restaurant Expenditures	\$7,709,848	\$75,973,047	\$195,485,393
2007 Supermarkets/Other Grocery excl Conv	\$9,901,458	\$73,863,878	\$179,605,613
2007 Furniture Stores	\$1,391,065	\$10,367,751	\$25,168,960
2007 Home Furnishings Stores	\$946,682	\$6,980,098	\$17,330,056
2007 Gen Merch/Appliance/Furniture Stores	\$12,949,284	\$95,406,376	\$230,954,404
2007 Gasoline Stations w/ Convenience Stores	\$9,236,468	\$71,956,515	\$172,492,177
2007 Other Gasoline Stations	\$7,978,230	\$56,160,471	\$133,645,904
2007 Department Stores excl Leased Depts	\$14,352,434	\$105,646,879	\$255,855,044
2007 General Merchandise Stores	\$11,558,222	\$85,038,627	\$205,785,446
2007 Other Health/Personal Care Stores	\$886,116	\$6,771,789	\$16,396,350
2007 Pharmacies/Drug Stores	\$4,848,128	\$36,111,386	\$87,420,975
2007 Pet/Pet Supplies Stores	\$724,327	\$5,279,559	\$12,614,618
2007 Book/Periodical/Music Stores	\$496,647	\$3,052,498	\$6,505,712
2007 Hobby/Toy/Game Stores	\$255,363	\$2,149,889	\$4,864,224
2007 Musical Instrument/Supplies Stores	\$117,667	\$896,447	\$2,185,437
2007 Sewing/Needlework/Piece Goods Stores	\$70,279	\$466,323	\$1,066,768

2007 Sporting Goods Stores	\$797,206	\$5,697,541	\$15,045,744
2007 Video Tape Stores - Retail	\$111,821	\$832,478	\$2,026,015

