



**For Lease**  
**Sports / Recreation Center**  
**431 W Valley Forge Road**  
**King of Prussia, PA**

**KW Commercial**  
**542 N Lewis Rd**  
**Limerick PA 19468**  
**Cell 610-551-5830**  
**Office 484-762-8149**

**Location :** Centrally located in Montgomery County PA.

**Building Size :** +/- 68,202 SF. On three levels

**Current Zoning :** R2 & R2A with recreational overlay



**Description :** Five Recreational Studios for lease to complement Health & Fitness Club and Sport Court business in desirable King of Prussia, PA. Suites range from 1,000SF to 3,200 SF. Potential recreational uses include Dance, Ballet, Karate, Wrestling, Boxing, Rock Climbing, Batting Cages & Golf. Studios also suitable for Meeting Rooms, Senior Citizen Center, Concession Stand, Banquet & Catering Hall. Accessory uses with Township conditions and approvals may include Chiropractor, Physical Therapy, Massage & Barber Shop. King of Prussia, PA has great demographics, home to one of the largest Malls in the United States and is at the crossroads of the Pennsylvania Turnpike and Schuylkill Expressway. The mall is less than a mile from this site. Bring your ideas.

**Joe Leone**  
Associate Broker  
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**Asking Price : \$6-10/SF/YR**