

**SPRING OAK**  
MALVERN, PENNSYLVANIA  
70+ New Homes

PENNA  
TURN-PIKE

**Vanguard**



**HUNTER  
DURANT**  
REAL ESTATE ADVISORY FIRM



775 New Homes & Apartments

**CA** Chesterbrook Academy

**Wawa**

ESTABLISHED 1983  
**P.J. WHELIHAN'S**  
PUB + RESTAURANT

**Residence INN**  
BY MARRIOTT

**DUNKIN' DONUTS**

20,000 CARS PER DAY

29

# Retail / Medical Lease ATWATER VILLAGE

1,200 to 4,093 SF

625 N Morehall Rd, Malvern, PA



# ATWATER VILLAGE

625 N Morehall Rd, Malvern, PA

**Atwater Village** features a unique Live-Work-Play project with a mix of high-end housing, retail, and corporate occupancy with direct access to the western Philadelphia Main Line, and Major Highway Arteries (Pennsylvania Turnpike, Route, 202, Route 29, Swedesford Road and Route 30).

## KEY OCCUPANTS

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**ATWATER SINGLE FAMILY HOMES**  
(549 Homes)

**SAGE SENIOR LIVING**  
(250 Units)

**THE HAVEN AT ATWATER APARTMENTS**  
(326 Units)

**Contact us today:**

Austin Wolfington | 610-222-5500 x 12 | [awolfington@hunterdurant.com](mailto:awolfington@hunterdurant.com)





# AERIAL



**SITE**



**Residence INN.**  
BY MARRIOTT



**Johnson & Johnson**

**Hilton**  
HOTELS & RESORTS  
194 ROOMS



**extended STAY AMERICA**  
104 ROOMS

**COURTYARD**  
BY MARRIOTT  
125 ROOMS

**Vanguard**  
WORLD HEADQUARTERS

**Chester Valley Golf Club**

**DREXEL UNIVERSITY**  
LeBow College of Business  
**MALVERN CAMPUS**

1 Mile



**HOMEWOOD SUITES**  
BY HILTON  
123 ROOMS

**extended STAY AMERICA**  
78 ROOMS

**Wegmans**



**Wawa**





# Drive Time Map

## 15 Min Drive Time

- Exton 5 min
- West Chester 7 min

## 30 Min Drive Time

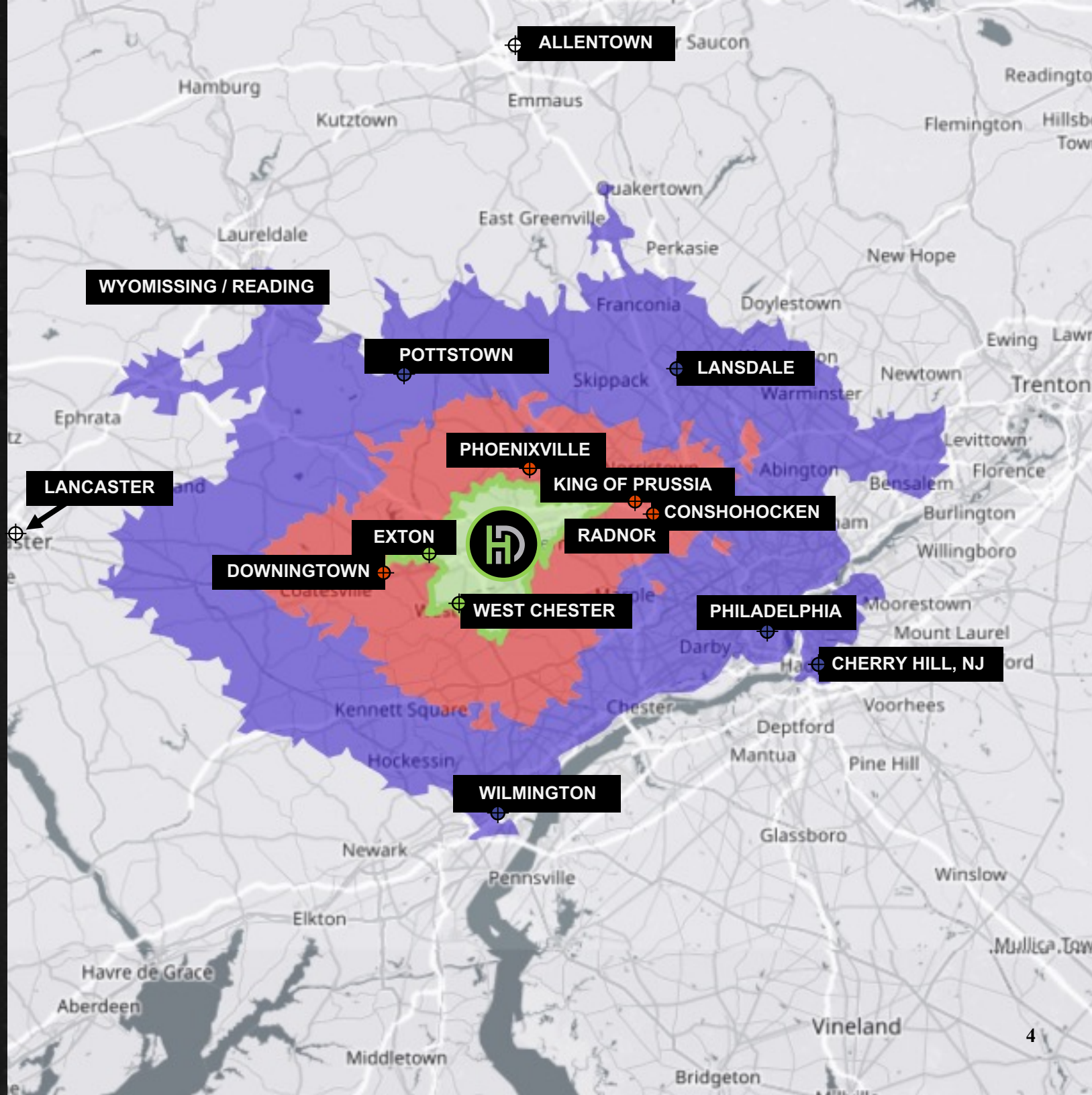
- Downingtown 17 min
- Phoenixville 18 min
- King of Prussia 20 min
- Conshohocken 26 min

## 45 Min Drive Time

- Lansdale 35 min
- Center City, Phila. 40 min
- Pottstown 41 min
- Wilmington, DE 45 min
- Cherry Hill, NJ 45 min

## > 45 Min Drive Time

- Lancaster 55 min
- Allentown 65 min





# Site Photos



**1,200 – 4,093 Sq Ft**  
**Available Retail / Medical Space**





**INLINE AVAILABLE**

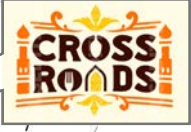
**For Lease: 1,200 to 4,093 Sq. Ft.**

**549 Single Family Homes**

**250 Sage Senior Living Units**



**LEASE**  
**1,200 - 4,093 SF**



**Great Valley Corporate Center**



**+/- 20,000 Cars Per Day**







# Call Us

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AUSTIN WOLFINGTON

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