

MALVERN, PA

ROUTE 30 (LANCASTER AVENUE) & ROUTE 29 (MOREHALL ROAD)
EAST WHITELAND TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

NEW RETAIL LEASING OPPORTUNITY

PREMIER VISIBILITY ON ROUTE 30 & ROUTE 29

RETAIL PROPERTY OVERVIEW

Acreage:	0.96 Acres
Traffic Signal:	Access Through Staybridge Suites
Signage Rights:	At Route 29 / Worthington Traffic Signal
Route 30 Frontage:	171 Feet
Traffic Counts:	52,904 AADT
Zoning:	O/BPS - Office / Business Park Services
Area Retailers:	Wegmans, Holiday Inn Express, Staybridge Suites, Saxbys, Wachovia, McDonalds, TD Bank, KFC/Taco Bell, Super Wawa, Ruby Tuesdays,



* Site Work Completed For Approved 3,000 SF Bank Pad With 2 Drive-Thrus



RETAIL - LEASE

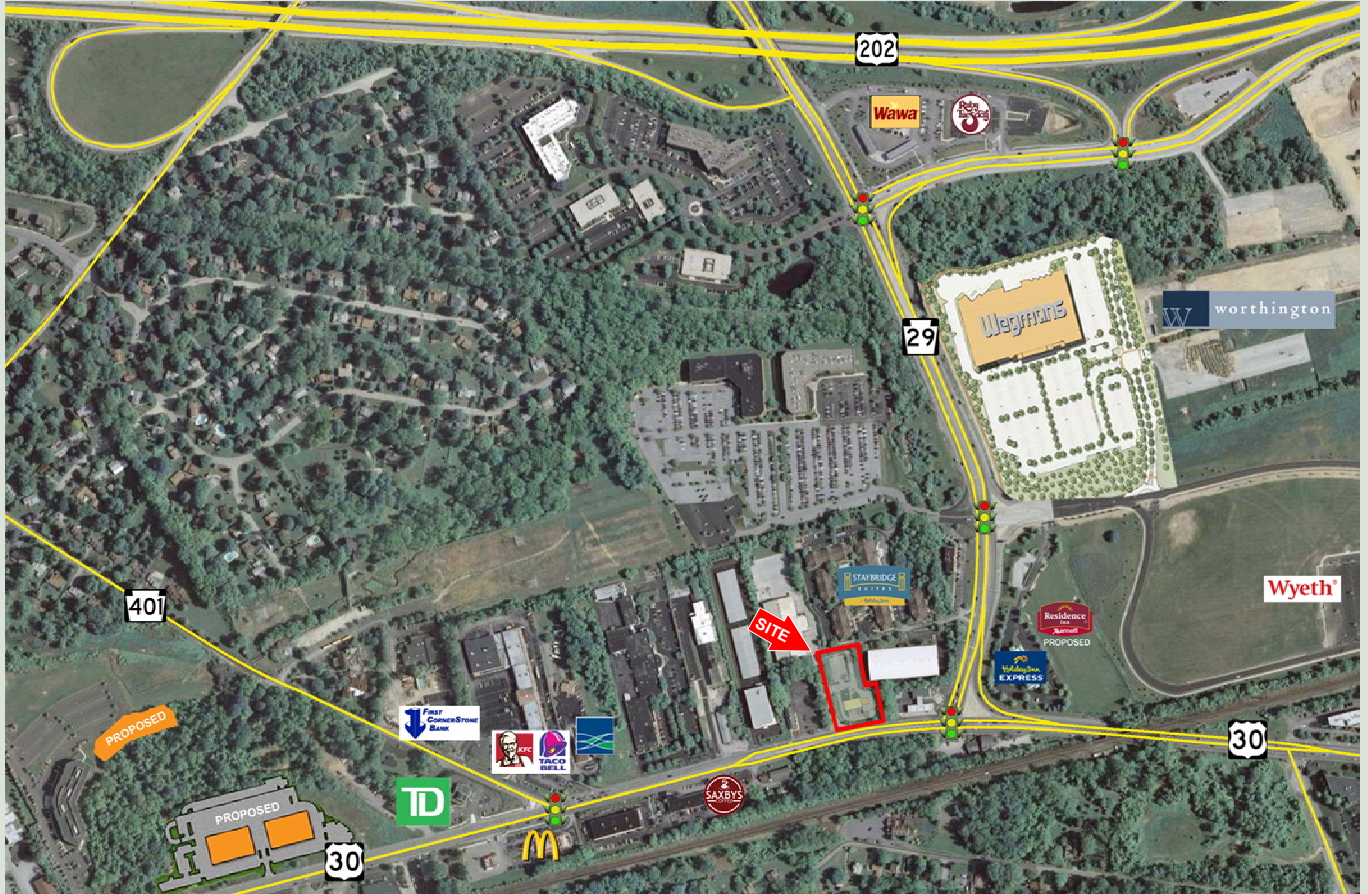
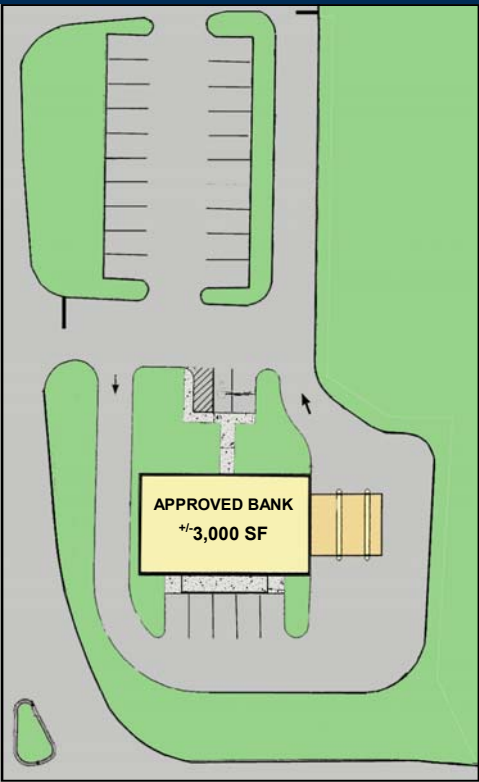
Route 30 (Lancaster Avenue) & Route 29 (Morehall Road)
 East Whiteland Township, Chester County



GEOGRAPHIC LOCATION MAP

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population:	4,719	30,386	73,170
Households (HH):	2,044	11,530	28,475
Average HH Incomes:	\$113,640	\$136,161	\$145,940
Median HH Incomes:	\$85,362	\$98,900	\$105,791



FOR MORE INFORMATION, PLEASE CONTACT:

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