

Uptown Worthington

Land for Sale

2 Multifamily Sites – 250 Apartments



INVESTMENT SUMMARY

LUXURY APARTMENT DEVELOPMENT OPPORTUNITY

Malvern, Chester County, Pennsylvania

Property Type: Multifamily Development Land

Proposed Use: Luxury Apartments (250 Units – 2 Sites = 500 Units)

Location: Uptown Worthington (Morehall and Matthews Road, Malvern, PA) – 1.1M SF Mixed Use

County: Chester County / East Whiteland Township

* All zoning and approvals secured

Uptown Worthington is a 1.1 million square foot live/work/play master plan with a unique mix of premier retail space, gourmet and fast-casual elegant restaurants, luxury apartments, an office center, and big box retail, Wegmans and Target.

Worthington presents a one-of-a-kind opportunity to develop **luxury apartments, furnished suites, and hotel** to accommodate the large workforce and supply-constrained submarket for housing. Located at the intersections of Route 30, Route 29, Route 202, and less than a mile from the PA Turnpike (I-76/276/476 access), Worthington is the center of corporate business hubs, established residential neighborhoods, and regional transit (rail and bus).



Uptown Worthington

Land for Sale

Multifamily Apartments

2 Pads - Zoned for 250 Units each

LOCATION

- 30 million SF of surrounding office within a 15-minute drive
- 189,000 employees within 7 miles
- A variety of nationally-recognized universities, private & public colleges, and top private schools in the nation
- Vanguard World Headquarters Next Door – 13,000 Employees
- Major healthcare, pharma, and hospitals both in Worthington and within 5 miles of the site (Penn, CHOP, Main Line Health, Paoli Hospital, Rothman, Nemours, etc.)

CORPORATE HEADQUARTERS & UNIVERSITIES

- 20,000 employees at Great Valley Corporate Center
- Amerisource Bergen
- Centocor
- Siemens
- Ikon Business Solutions
- Microsoft
- Shire Pharmaceuticals
- Unisys
- Penn State University
- Temple U MBA
- Drexel U MBA
- Immaculata U
- West Chester U

FIVE MILE DEMOGRAPHIC STATISTICS:

- Population: 83,194
- Household Median Income: \$139,174
- Annual Visits: 2.4 Million
- Traffic: +100,000 Cars pass the site daily.

- 140,000 SF Wegman's
- 137,000 SF Target Store
- 130,000 SF Town Center – single pads available
- 253 Apartments – Royal Worthington
- 500 Apartments – Future
- Life Sciences: Nemours, Rothman, MLEC
- Retail: PNC, Food, Salons, Fitness, etc.



MLP BUILDERS

MLP Builders is one of the largest builders in the United States, specializing in land development, brownfield development, and constructing highly technical healthcare and laboratory facilities, multifamily, retail, residential, and office for more than 40 years. For acquisition or leasing information for multifamily, hotel, or pad sites, please email marketing@mlpventures.com or call 445-232-1405.