

SPRING OAK
MALVERN, PENNSYLVANIA
70+ New Homes

PENNA
TURN-PIKE

Vanguard



**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM

ring

ifm ifm efactor

775 New Homes & Apartments

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



ATWATER SINGLE FAMILY HOMES
(549 Homes)

SAGE SENIOR LIVING
(250 Units)

THE HAVEN AT ATWATER APARTMENTS
(326 Units)

Contact us today:

Austin Wolfington | awolfington@hunterdurant.com
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AERIAL



SITE



AVOLA KITCHEN + BAR
ATI PHYSICAL THERAPY
TruMark Financial®
Chesterbrook Academy
Wawa
CROSSROADS



Residence INN.
BY MARRIOTT



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PUB + RESTAURANT



ifm electronic
ring



DUNKIN' DONUTS



The GROVE



CHICKIE'S & PETE'S
parx casino
Sly Fox BREWING COMPANY
bulldogYOGA YOGA, REBOOTED



Microsoft



NovaCare REHABILITATION



PennState Great Valley



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



ALDI
Target



Panera BREAD
sney
jamba
Smash BURGER



Wawa

Drive Time Map

15 Min Drive Time

- Exton 5 min
- West Chester 7 min

30 Min Drive Time

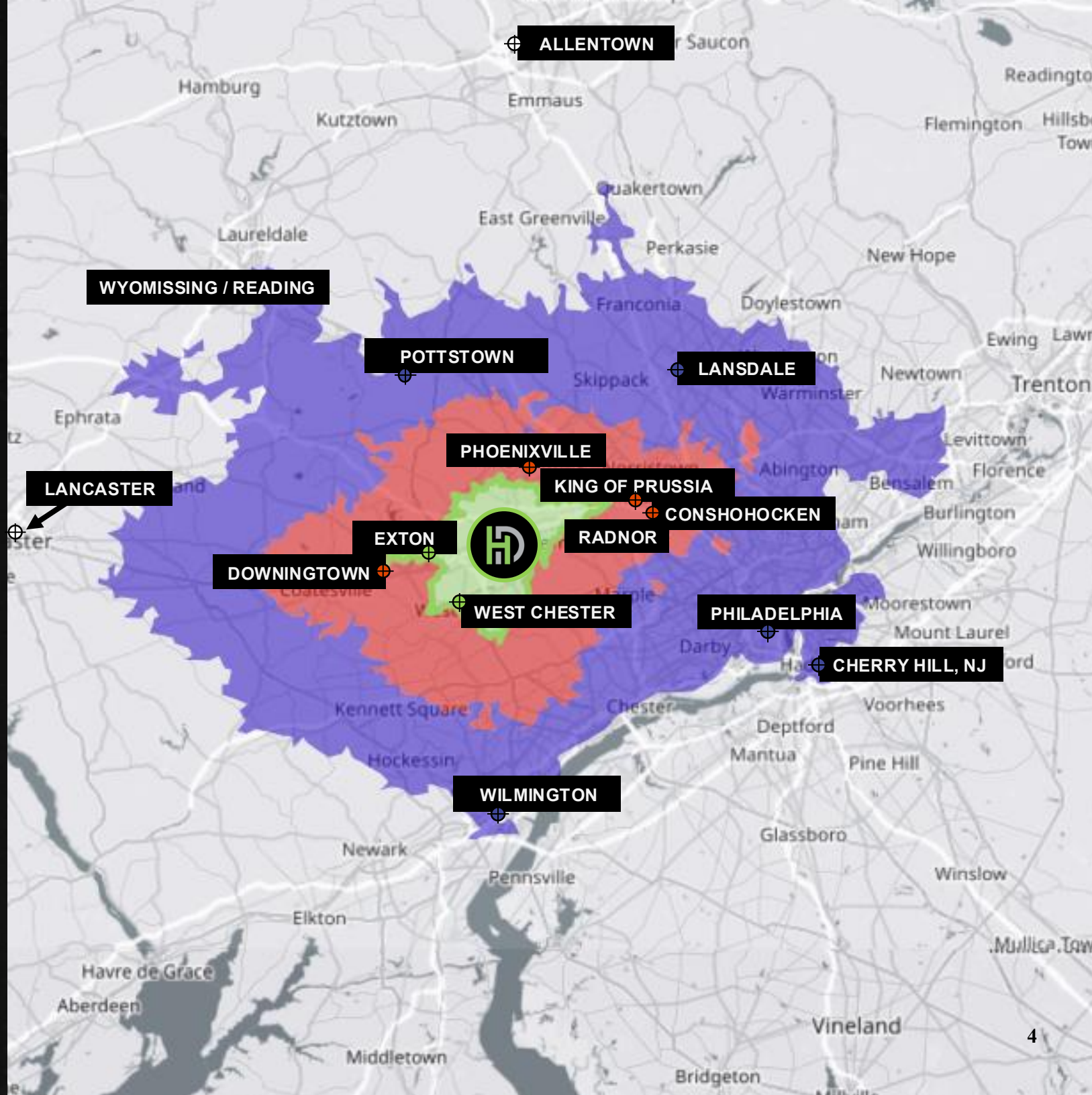
- Downingtown 17 min
- Phoenixville 18 min
- King of Prussia 20 min
- Conshohocken 26 min

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



29



Great Valley Corporate Center



+/- 20,000 Cars Per Day





Call Us

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