





The Project - The Grove at Malvern is one of the most Authentic and Meaningful adaptive reuse projects in Chester County and the surrounding Philadelphia Suburbs.

The project addresses the functional obsolescence of the existing real estate and brings Urban flare to service an otherwise underserved daytime and evening population.

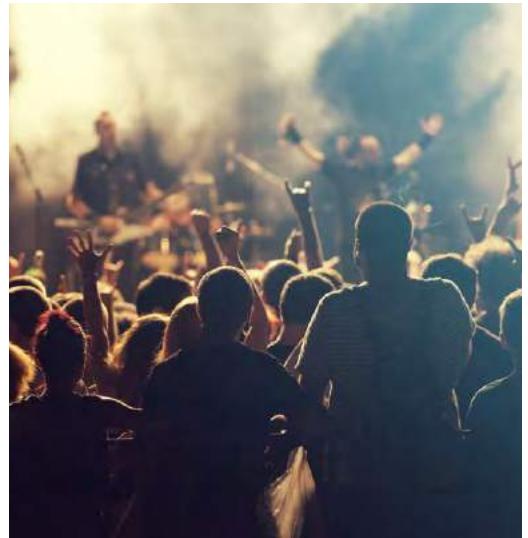
Location - Malvern has experienced a growth in population, jobs and household income over the past five years that has outpaced every town in the surrounding five counties. Malvern serves as the epicenter of Chester County, which is one of the top 25 wealthiest counties in the United States.

Opportunity - The market share of the Malvern area has been overlooked and underserved for entertainment, food and beverage, specialty retail forcing daytime population and evening population to seek alternatives elsewhere or settle for otherwise lackluster service.

Now - The Millennial – Now turning 35. Getting Married and Moving to the “Burbs”- proof- home sales in Malvern have exploded one national developer has said that its Malvern project has been its top performer Nationally with home listings averaging \$837k per home.



184,223
TOTAL POPULATION
WITHIN 7 MILES



52,961
DAYTIME WORKERS
WITHIN 3 MILES



832
HOTEL ROOMS
WITHIN 1 MILE

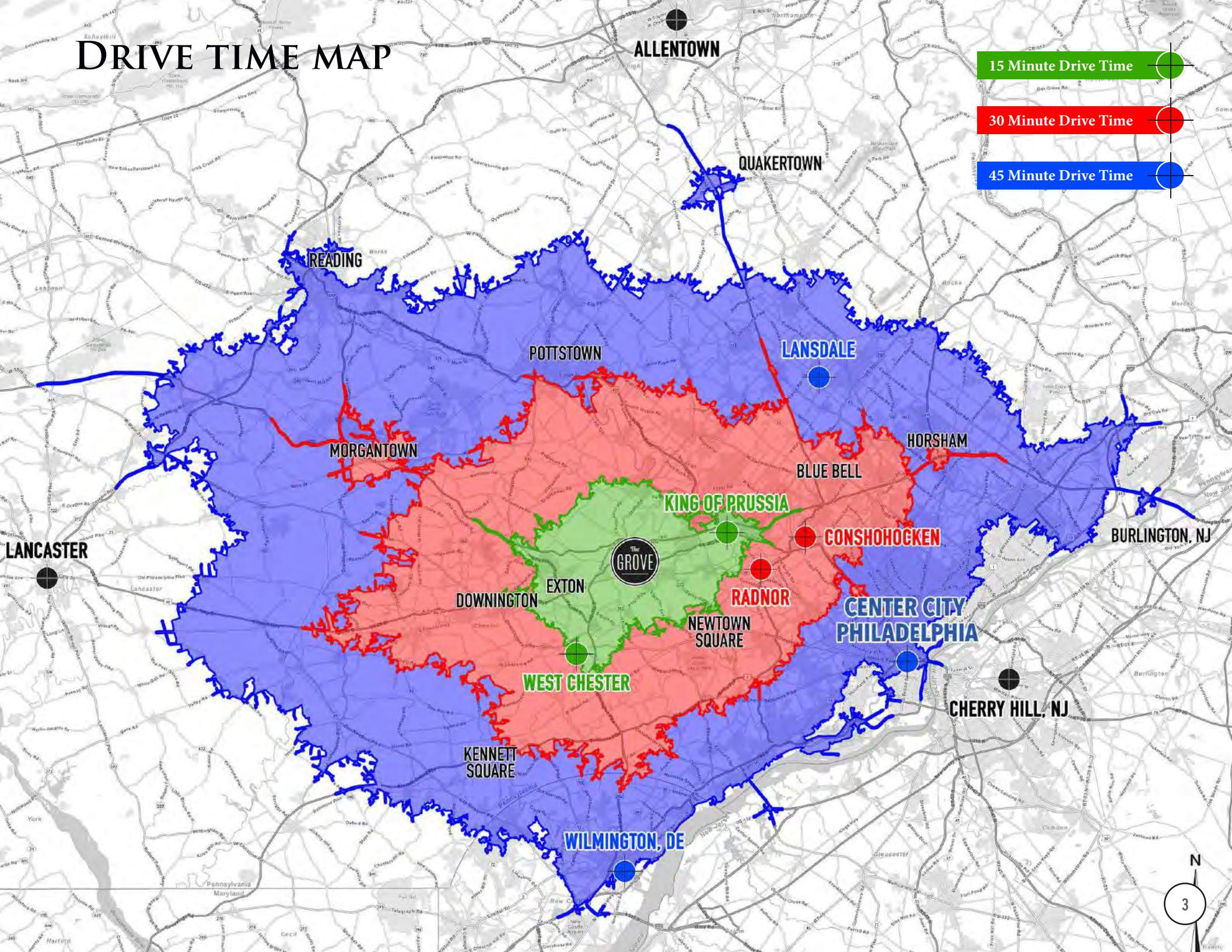


8 mil
SQUARE FEET OF OFFICE
IN MALVERN TRADE AREA



\$150,163
AVG HH INCOME
WITHIN 3 MILES

DRIVE TIME MAP



15 Minute Drive Time

30 Minute Drive Time

45 Minute Drive Time



The information and images contained herein are from sources deemed reliable. However, Hunter Durant LLC and its affiliates make no representation whatsoever as their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.





The information and images contained herein are from sources deemed reliable. However, Hunter Durant LLC and its affiliates make no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.





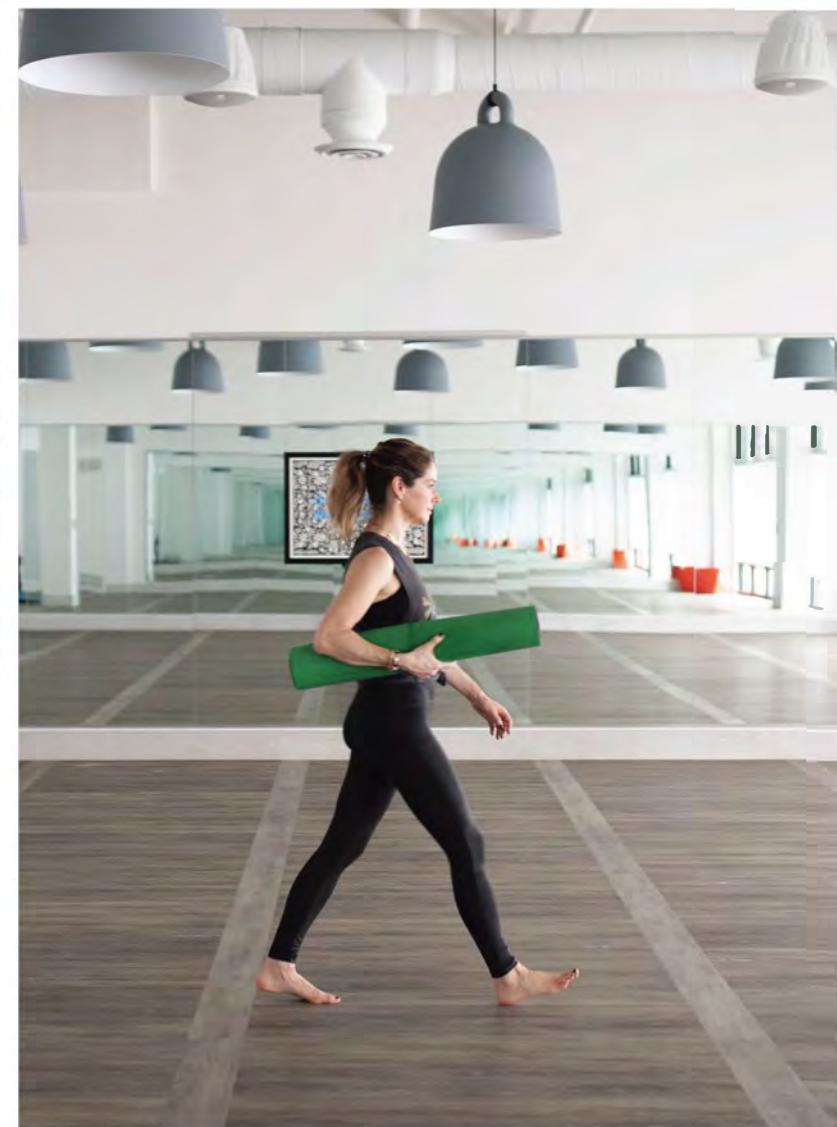
The information and images contained herein are from sources deemed reliable. However, Hunter Durant LLC and its affiliates make no representation whatsoever as their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.





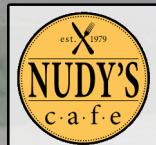
Available Space: 2,800 Sq Ft

Newly Built Yoga Studio





SECOND FLOOR



SWEDESFORD ROAD
20,000 CARS PER DAY

TOTAL PARKING:
339 Parking spaces



A1	NUDY'S CAFE	3,400 SF
A2.	SHAVING GRACE BARBERS	900 SF
A3.	NOVACARE	1,750 SF
A4.	SUBLIME CUPCAKES	900 SF
B.	BOMBA	4,000 SF
2ND FL.	WEALTH ENHANCEMENT GROUP	9,000 SF
C.	SLY FOX	5,100 SF
D.	AVAILABLE FOR LEASE	3,532 SF
E.	OOLA BOWLS	1,200 SF
F.	PRIVE SALON	2,405 SF
G.	CHICKIE'S & PETE'S	7,280 SF
H.	AVAILABLE FOR LEASE	2,800 SF
I.	BAO NINE	1,388 SF
J.	CIGAR MOJO	2,762 SF

PYLON SIGN



LIBERTY BOULEVARD



PYLON SIGN



MOREHALL ROAD



The information and images contained herein are from sources deemed reliable. However, Hunter Durant LLC makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.30.18





connect:

Austin Wolfington

awolfington@hunterdurant.com

Jack Miles

610-222-5500 x 4

jmiles@hunterdurant.com