



The
GROVE



**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM



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.



832

HOTEL ROOMS
WITHIN 1 MILE



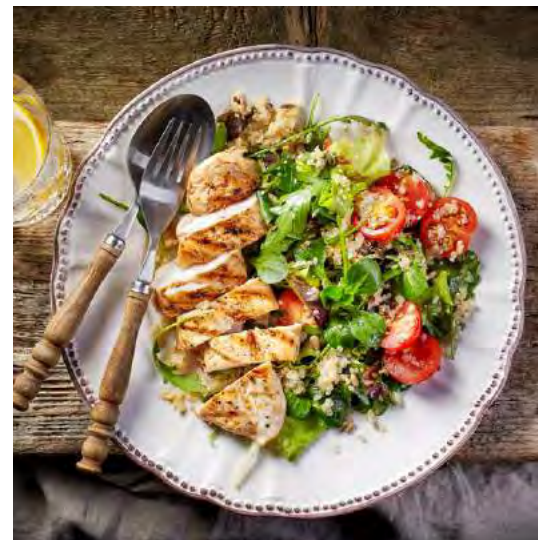
184,223

TOTAL POPULATION
WITHIN 7 MILES



8 mil

SQUARE FEET OF OFFICE
IN MALVERN TRADE AREA



52,961

DAYTIME WORKERS
WITHIN 3 MILES



\$150,163

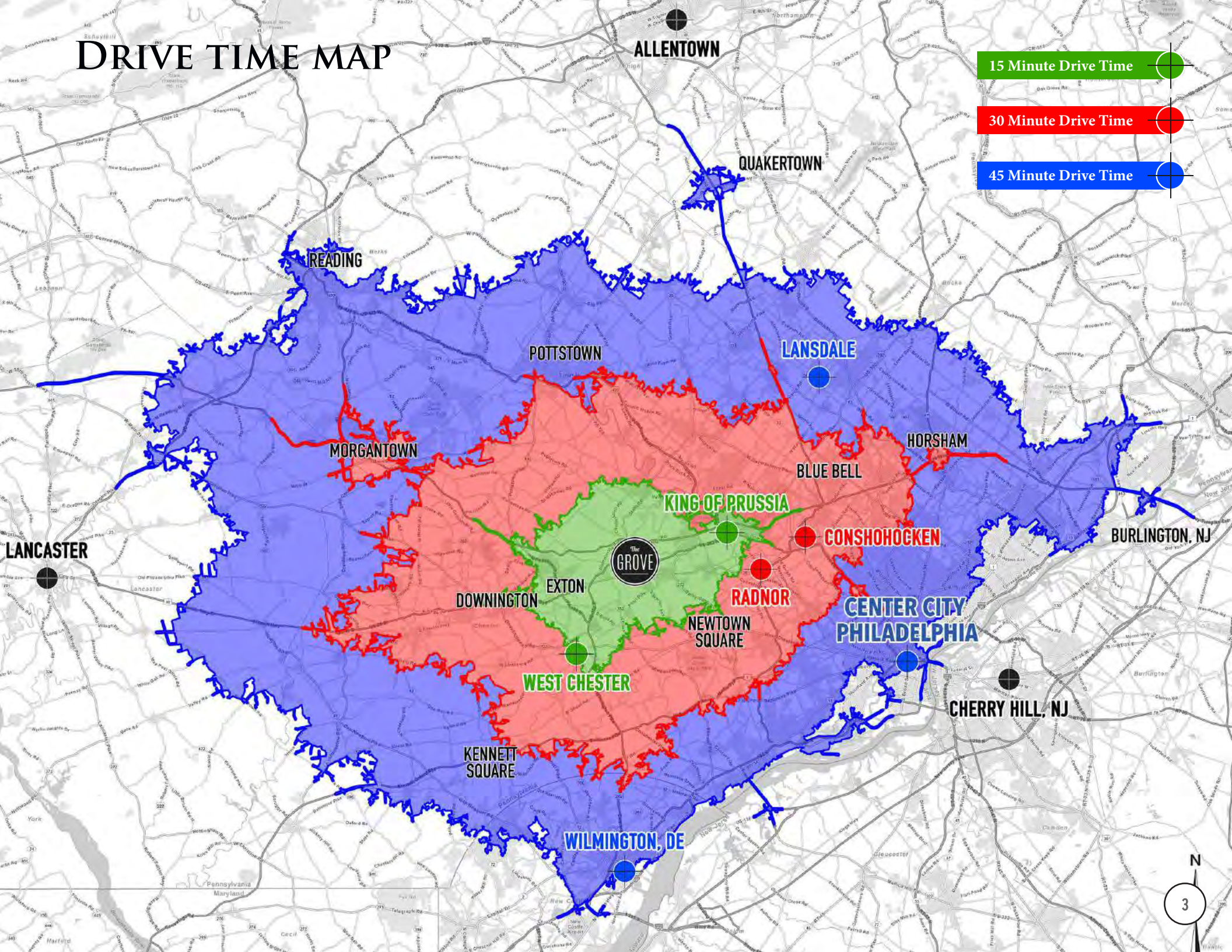
AVG HH INCOME
WITHIN 3 MILES

DRIVE TIME MAP

15 Minute Drive Time

30 Minute Drive Time

45 Minute Drive Time



N

3



- KEY**
1. The Commons at Great Valley
300,000 SF with 1,000 Employees
 2. Atwater Corporate Campus
 3. Atwater Village
326 Units, 549 Single Family Homes
 4. Vanguard World Headquarters
14,000 Employees
 5. Uptown Worthington
 6. Vanguard - West Campus
 7. Paoli Hospital - 1,114 Employees
 8. St. Gobain North American HQ
 9. Great Valley High School
1,235 Students
 10. Great Valley Corporate Center
4,500,000 SF Class A Office

LARGEST EMPLOYERS

Vanguard
 Cerner

Johnson & Johnson
 UNISYS

Microsoft
 CHUBB

PENNSTATE Great Valley
 Balfour Beatty Communities

Drexel University LeBow College of Business

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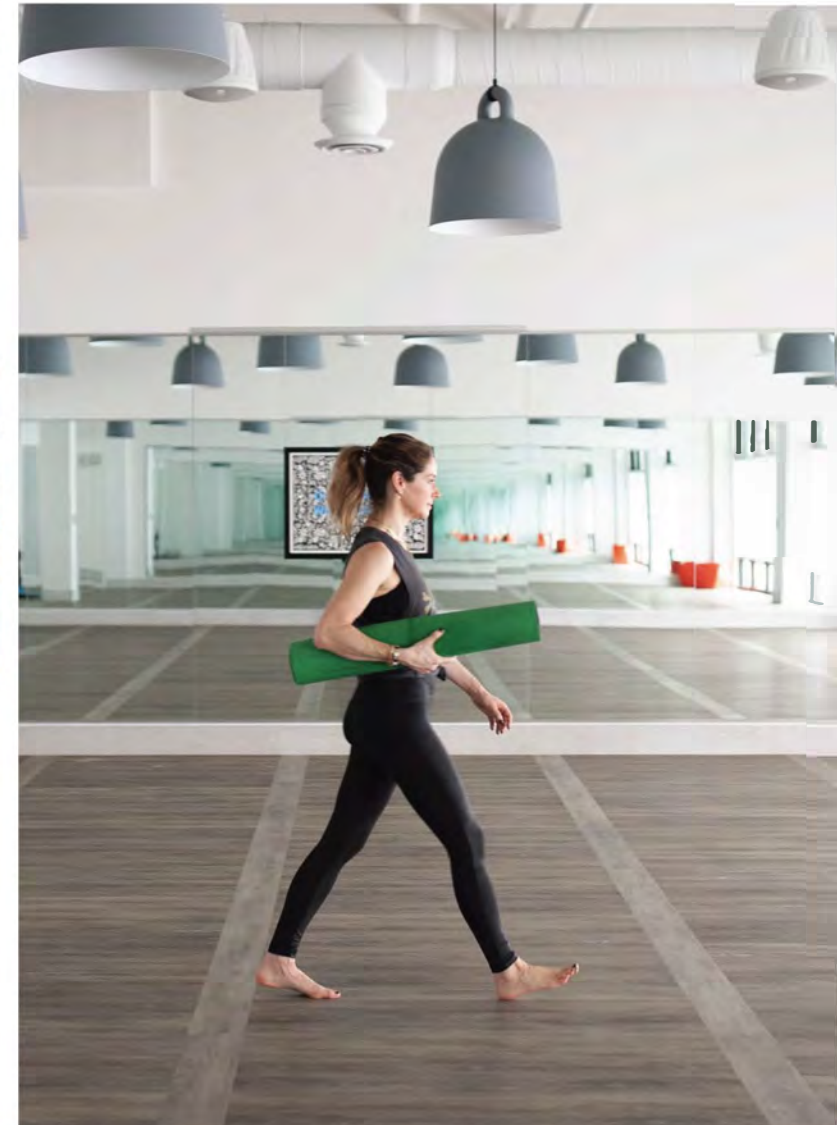
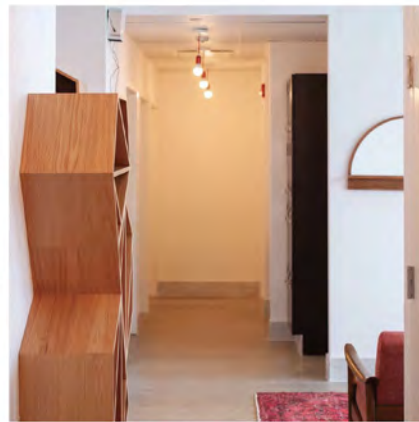
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Available Space: 2,800 Sq Ft

Newly Built Yoga Studio





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