

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)

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 a **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 (76,276,476 access), Worthington is the center of corporate business hubs and established residential neighborhoods, and regional transit.



1 Malin Road

Land for Sale

Multifamily Apartments
2 Pads - Zoned for 250 Units each

LOCATION – AFFLUENCE, WORKFORCE, HEALTHCARE, EDUCATION

- 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
- Major healthcare, pharma, and hospitals both in Worthington and within 5 miles of the site (Penn, CHOP, Main Line Health, Rothman, Nemours, etc.)
- Vanguard World Headquarters – 13,000 employees
- 20,000 employees at Great Valley Corporate Center
- Amerisource Bergen
- Centocor
- Ikon Business Solutions
- Microsoft
- Siemens
- Shire Pharmaceuticals
- Unisys
- Penn State University
- Temple Univ MBA
- Drexel U MBA
- Immaculata
- West Chester University
- Private K-12

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.



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