

**NOW
LEASING**

PHASE 3 & PHASE 4
(INCLUDING PAD SITES)

JOIN

Wegmans



TARGET



Uptown
Worthington

Malvern, PA

NOW OPEN



COMING SOON





Existing
 140,000 SF Wegmans
 137,000 SF Target
 96,000 SF Phase 3
 includes retail, restaurant,
 education, and office

Future
 Approximately 175,000 SF



LIVE, WORK AND PLAY ON THE MAIN LINE



“

Located in Malvern, the heart of the affluent Main Line of Philadelphia, Pennsylvania Uptown Worthington is a one-of-a-kind destination.

”



Uptown Worthington

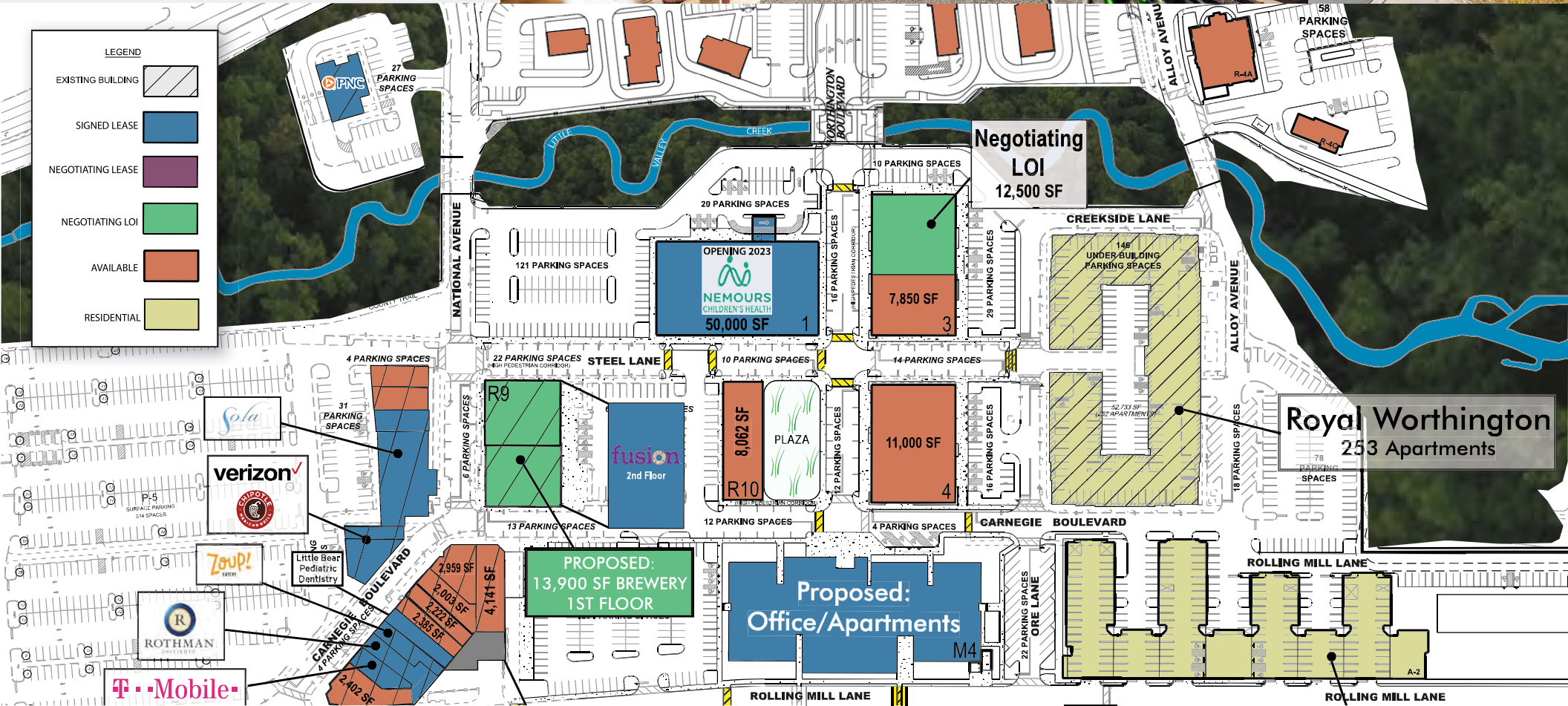
Malvern, PA





Uptown Worthington

Malvern, PA



NATIONAL TENANTS
WITH A LOCAL MINDSET



BEAUTY & SPA



RESTAURANTS

Wegmans



TARGET



CHIPOTLE

MEXICAN GRILL

Zoup!

FATFRY



PNC

fusion

A REVOLUTIONARY WAY TO SCHOOL



NEMOURS
CHILDREN'S HEALTH

coming soon



GOURMET GROCER



HEALTH & FITNESS

MARKET DEMOGRAPHICS

MALVERN, PA

| 2023 STATISTICS | 3 MILES | 5 MILES | 7 MILES |
|-----------------------|-----------|-----------|-----------|
| Population | 35,848 | 84,125 | 207,053 |
| Med. Household Income | \$134,814 | \$141,637 | \$118,331 |
| Avg. Household Income | \$195,348 | \$203,116 | \$174,974 |
| Daytime Population | 63,245 | 116,718 | 262,899 |



Average Household Income

\$195,348

Within 3 Miles



35 Minutes From
Center City



Daytime Population

63,245

Within 3 Miles



COMING SOON

Full-service Restaurants/Brewery

Pediatric Dentistry

Nemours - 50,000 SF (Signed Lease)

Sola Salon - (Signed Lease)

LOCATION

TRAFFIC COUNTS

AVERAGE DAILY TRAFFIC

| | |
|-----------------------------|---------|
| Route 202 | 85,191 |
| Route 29 | 35,467 |
| Route 30 | 25,007 |
| PA Turnpike at Malvern Exit | 53,358 |
| Total | 199,023 |

REGIONAL ACCESS

Iconic location on US Routes 202, 29, and 30 and less than two miles from the Pennsylvania Turnpike ramp (I-76), exit 320

UNPARALLELED VISIBILITY

120,000+ vehicles pass the site daily on Routes 202 and 29

MULTIPLE ACCESS POINTS

Six access points to the site including 2 ramps directly off of and onto US Route 202



CORPORATE PRESENCE

180,000 EMPLOYEES WITHIN 7 MILES

30 million SF of surrounding office headquarters within a 15 minute drive

Vanguard World Headquarters surrounds Uptown Worthington with 15,000+ employees

Directly across from Uptown Worthington sits the Great Valley Corporate Center with over 20,000 employees. Companies within the Great Valley Corporate Center include the following:

- AMERISOURCE BERGIN
- UNISYS
- CERNER CORPORATION (FORMALLY SIEMENS)
- SAINT GOBAIN/CERTAINTED CORPORATION
- TEVA PHARMACEUTICALS
- ENDO
- IKON BUSINESS SOLUTIONS
- MICROSOFT
- QVC
- NOVAVAX



THE ROYAL WORTHINGTON LUXURY APARTMENTS



“The Malvern/Great Valley market has seen some of the most active residential expansion in the region”

A RAPIDLY EXPANDING RESIDENTIAL MARKET

1,800+ NEW RESIDENTIAL UNITS WITHIN 1 MILE

Additional development projects in the area:

Pickering Crossing

76 LUXURY CARRIAGE AND TWINS

Spring Oak

184 SINGLES, TWINS, TOWNHOMES

Atwater Village

326 APARTMENTS, 481 TOWNHOMES, 68 SINGLES

Willinghouse Preserve

10 LUXURY SINGLES

Towne at Malvern

51 TOWNHOMES

Linden Hall

60 TOWNHOMES

Malvern Walk

62 TOWNHOMES

The Gables

4 LUXURY SINGLES

Chapel Hill

55 SINGLES

Village Square

30 TOWNHOMES

Station Square

153 APARTMENTS

Swedesford Road

253 APARTMENTS



1,470 Townhomes within a 5 mile radius



2,113 APT units within a 5 mile radius



786 single family homes within a 5 mile radius



LIFE AT ROYAL WORTHINGTON

253 LUXURY APARTMENTS EXISTING, MORE COMING...



Located in the heart of the affluent Malvern, Pennsylvania, The Royal Worthington allows you to live, work and play in the one-of-a-kind village of Uptown Worthington.

The Royal Worthington offers luxury living complete with some of the finest amenities on the Main Line, in addition to convenient access to on-site shopping, dining and entertainment just steps from your front door.

**GORGEOUS FEATURES,
AMENITIES, CONVENIENCE...
AND SPACIOUS FLOOR PLANS**