

CHARLESTOWN VILLAGE

Route 29 and General Warren Blvd, Malvern, PA 19355 • Opportunities from 806 - 6,332 SF



Benefits



- New Retail Development adjacent to PA turnpike slip ramp at Great Valley
- Over 1000 Housing starts within ½ mile of site
- Q1 2017 Delivery of space
- Adjacent to Atwater, Commons of Great valley and Great Valley corporate centers
- Corporations within 3 miles; Siemens, Pfizer, Vanguard and Paoli Hospital

More Info



Bill Hess
bhess@bennettwilliams.com





PROPERTY OVERVIEW

Join the new Marriot Residence Inn. Conveniently located near the PA Turnpike (I-76) and Route 29.

PROPERTY SUMMARY

| | |
|----------------|---------------------|
| Available SF: | 806 - 6,332 SF |
| Lease Rate: | \$32.00 SF/yr (NNN) |
| Property Type: | Retail |
| Building Size: | 21,370 SF |
| Year Built: | 2017 |
| Market: | Philadelphia |
| Sub Market: | Malvern |

AVAILABLE SPACES

| Suite | SF Available | Lease Type | Lease Rate |
|-------|---------------|------------|---------------|
| A1 | 1,477 - 6,332 | NNN | \$32.00 SF/yr |
| A2 | 869 - 6,332 | NNN | \$32.00 SF/yr |
| A3 | 844 - 6,332 | NNN | \$32.00 SF/yr |
| A4 | 819 - 6,332 | NNN | \$32.00 SF/yr |
| A5 | 816 - 6,332 | NNN | \$32.00 SF/yr |
| A6 | 1,507 - 6,332 | NNN | \$32.00 SF/yr |
| C2 | 925 - 3,789 | NNN | \$32.00 SF/yr |
| C3 | 1,061 - 5,525 | NNN | \$32.00 SF/yr |
| C4 | 997 - 3,789 | NNN | \$32.00 SF/yr |
| C5 | 806 - 3,789 | NNN | \$32.00 SF/yr |

PROPERTY HIGHLIGHTS

- New Retail Development adjacent to PA turnpike slip ramp at Great Valley
- Over 1000 Housing starts with in ½
- Adjacent to Atwater, Commons of Great valley and Great Valley corporate centers

CHARLESTOWN VILLAGE: ADDITIONAL PHOTOS

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Demographics



Population

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 1,703 | 20,188 | 83,430 |

Daytime Population

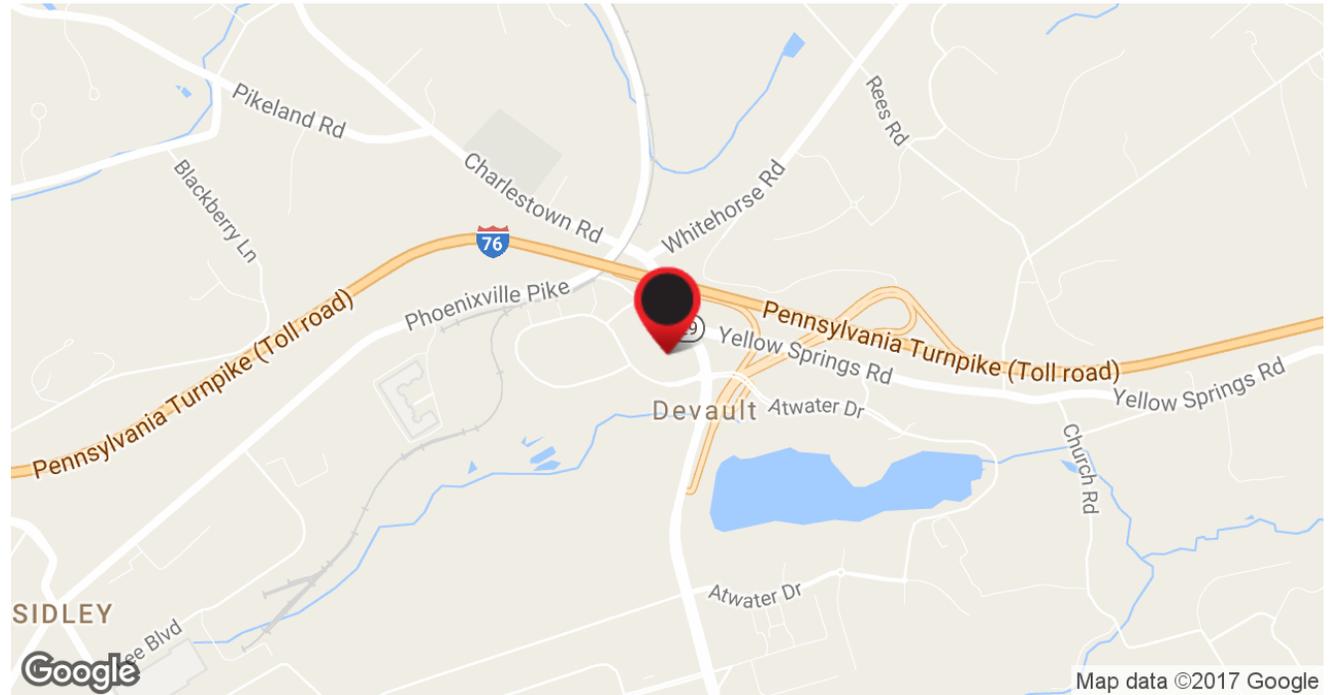
| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 584 | 40,725 | 78,854 |

Average Household Income

| 1 Mile | 3 Miles | 5 Miles |
|-----------|-----------|-----------|
| \$244,186 | \$154,605 | \$132,338 |

Number of Households

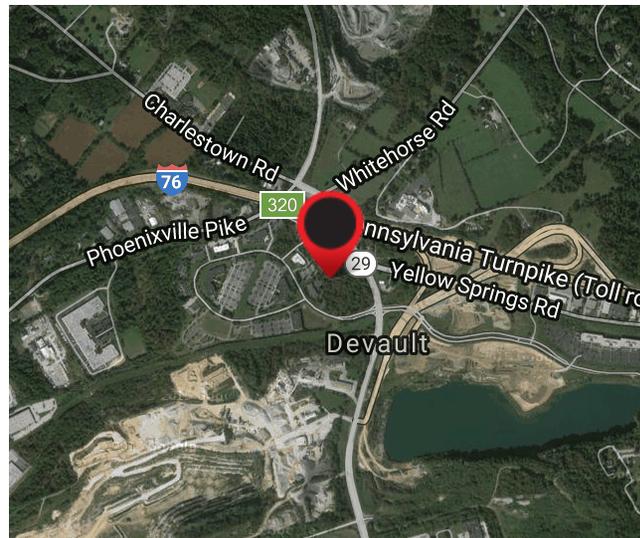
| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 555 | 7,513 | 33,083 |



Traffic Counts



Route 29
22,000 CPD



Spaces Available



| SUITE | TENANT | SQ. FT. |
|-------|--------|------------------|
| A1 | VACANT | 1,477 - 6,332 SF |
| A2 | VACANT | 869 - 6,332 SF |
| A3 | VACANT | 844 - 6,332 SF |
| A4 | VACANT | 819 - 6,332 SF |
| A5 | VACANT | 816 - 6,332 SF |
| A6 | VACANT | 1,507 - 6,332 SF |

Tenant Line Up



| SUITE | TENANT | SQ. FT. |
|-------|----------------|----------|
| B | PJ WHELIHAN'S | 7,884 SF |
| C1 | DUNKIN' DONUTS | 1,736 SF |
| C6 | VINO NAILS | 1,450 SF |



CHARLESTOWN VILLAGE: MARKET OVERVIEW

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