

CHARLESTOWN VILLAGE

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



CHARLESTOWN VILLAGE: DETAILS

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



CHARLESTOWN VILLAGE: EXECUTIVE SUMMARY

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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
- Adjacent to Atwater, Commons of Great valley and Great Valley corporate centers
- Over 1000 Housing starts with in ½

CHARLESTOWN VILLAGE: ADDITIONAL PHOTOS

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CHARLESTOWN VILLAGE: DEMOGRAPHICS

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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

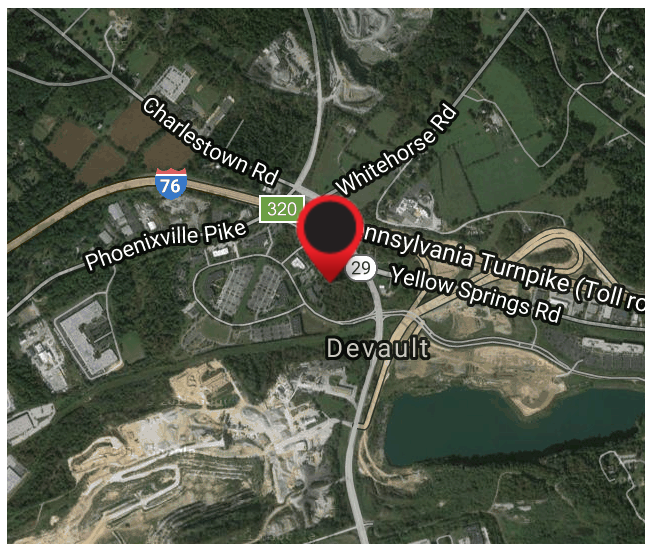
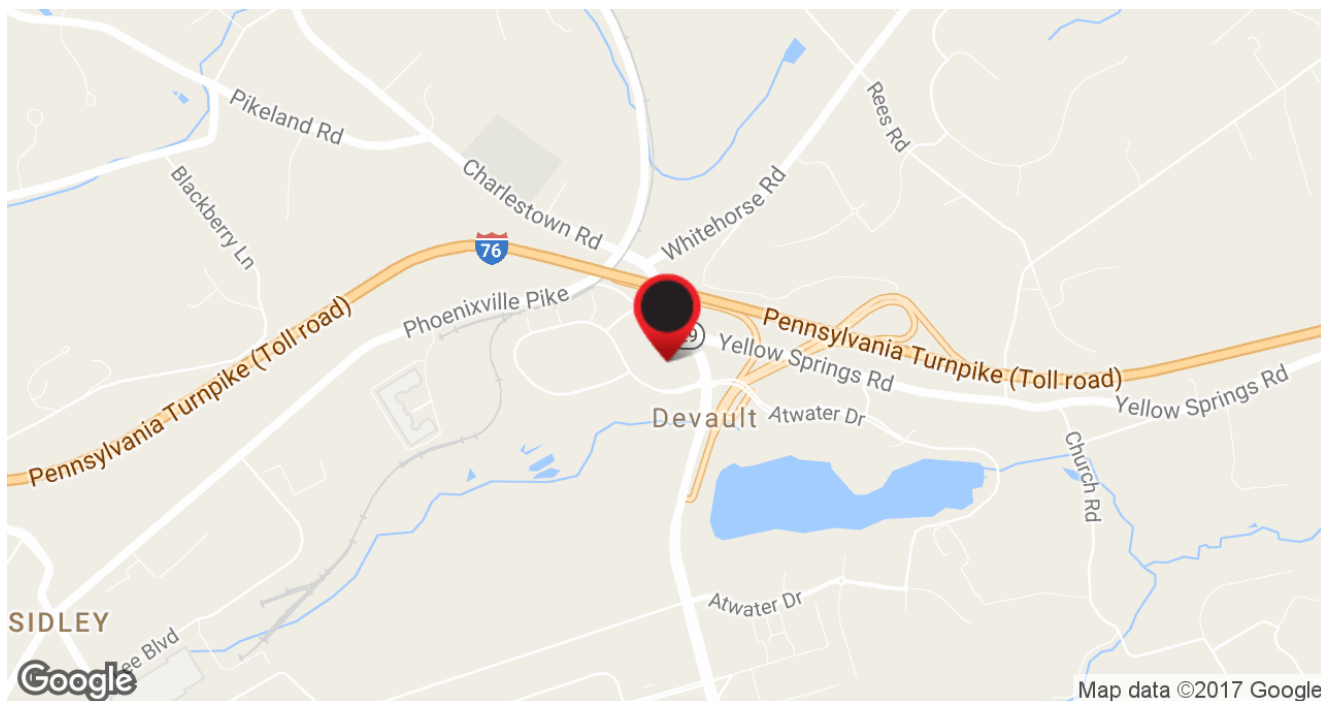
Number of Households

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

Traffic Counts



Route 29
22,000 CPD



CHARLESTOWN VILLAGE: SITE PLAN

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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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