

SPRING OAK
MALVERN, PENNSYLVANIA
70+ New Homes

PENNA
TURN-PIKE

Vanguard



**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM



775 New Homes & Apartments

CA Chesterbrook Academy

Wawa

P.J. WHELIHAN'S
ESTABLISHED 1983
PUB + RESTAURANT

Residence INN
BY MARRIOTT

DUNKIN' DONUTS

20,000 CARS PER DAY

29

Retail / Medical Lease ATWATER VILLAGE

625 N Morehall Rd, Malvern, PA

1,200 to 6,793 SF

ATWATER VILLAGE

625 N Morehall Rd, Malvern, PA

Atwater Village features a unique Live-Work-Play project with a mix of high-end housing, retail, and corporate occupancy with direct access to the western Philadelphia Main Line, and Major Highway Arteries (Pennsylvania Turnpike, Route, 202, Route 29, Swedesford Road and Route 30).

KEY OCCUPANTS



ATWATER SINGLE FAMILY HOMES
(549 Homes)

SAGE SENIOR LIVING
(250 Units)

THE HAVEN AT ATWATER APARTMENTS
(326 Units)

Contact us today:

Austin Wolfington | 610.222.5500 x 2
awolfington@hunterdurant.com



AERIAL



Drive Time Map

15 Min Drive Time

- Exton 5 min
- West Chester 7 min

30 Min Drive Time

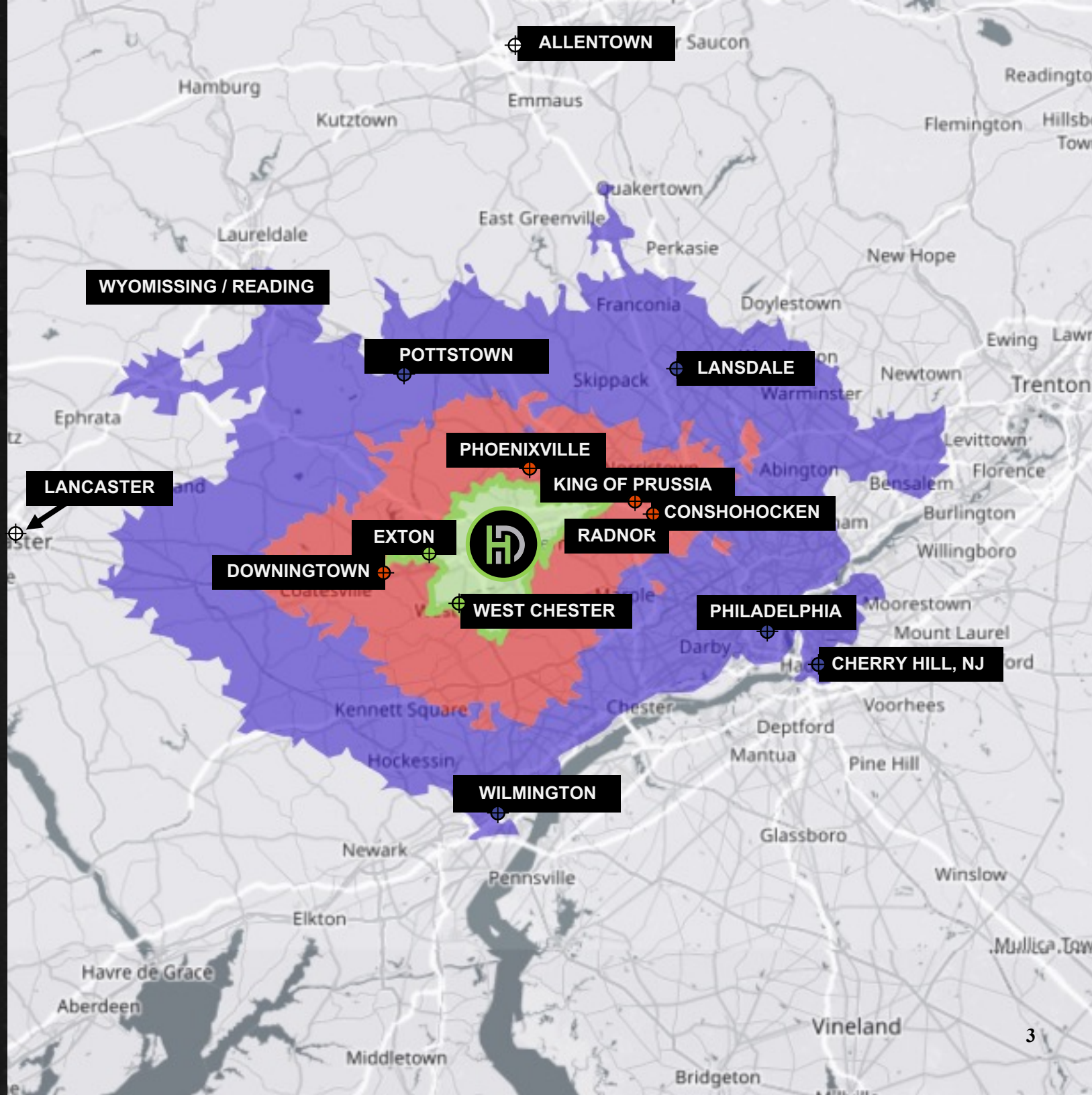
- Downingtown 17 min
- Phoenixville 18 min
- King of Prussia 20 min
- Conshohocken 26 min

45 Min Drive Time

- Lansdale 35 min
- Center City, Phila. 40 min
- Pottstown 41 min
- Wilmington, DE 45 min
- Cherry Hill, NJ 45 min

> 45 Min Drive Time

- Lancaster 55 min
- Allentown 65 min



Site Photos



2,700 Sq Ft Available
Fast Casual Space



2,941 Sq Ft Available
Restaurant + Drive Thru

INLINE & ENDCAP SPACES AVAILABLE

For Lease: 1,200 to 6,793 Sq. Ft.

LEASE

±2,700 SF
33.75' x 80'
(FORMER RESTAURANT)

LEASE

1,200 - 4,093 SF

Up to 6,793 SF

LEASE

±2,491 SF
(RESTAURANT W/ DRIVE THRU)

549 Single Family Homes

250 Sage Senior Living Units



+/- 20,000 Cars Per Day

29



The HAVEN
at Atwater Village
326 NEW APARTMENTS

Great Valley Corporate Center





Call Us

AUSTIN WOLFINGTON

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www.HunterDurant.com