

The
GROVE





The Project - The Grove at Malvern is one of the most Authentic and Meaningful adaptive reuse projects in Chester County and the surrounding Philadelphia Suburbs.

The project addresses the functional obsolescence of the existing real estate and brings Urban flare to service an otherwise underserved daytime and evening population.

Location - Malvern has experienced a growth in population, jobs and household income over the past five years that has outpaced every town in the surrounding five counties. Malvern serves as the epicenter of Chester County, which is one of the top 25 wealthiest counties in the United States.

Opportunity - The market share of the Malvern area has been overlooked and underserved for entertainment, food and beverage, specialty retail forcing daytime population and evening population to seek alternatives elsewhere or settle for otherwise lackluster service.

Now - The Millennial – Now turning 35. Getting Married and Moving to the “Burbs” - proof- home sales in Malvern have exploded one national developer has said that its Malvern project has been its top performer Nationally with home sales averaging \$700k per home.

Area Overview

Fastest Growing Philadelphia Suburb

Malvern historically has quietly been one of the largest suburban office, R&D, lab, and flex markets in the country however the area has quickly become a residential and retail staple due to a continued residential expansion westward as well as substantial infrastructure investment.

Infrastructure Investment

The New Turnpike Slip Ramp allows travelers to access Malvern from Lancaster County on the west or Central/South NJ on the east within a 45 minute commute, drastically expanding the reach of human capital for both employers and residents. In addition, local authorities have invested in the expansion/widening of Routes 202 and 29, further opening local transportation corridors to allow for infrastructure to support housing growth.

Corporate Growth

Malvern is home to more than 8 Million square feet of commercial space, which is anchored by the local, regional, national, and international headquarters locations for groups such as Vanguard, Microsoft, Saint Gobain, Johnson & Johnson, and Endo Pharmaceuticals. Following the above referenced infrastructure improvements, the local office vacancy rate plunged below 5% as businesses large and small expanded. Vanguard by itself historically employed 12,000+ employees in Malvern and has committed to an additional 430,000 Square Foot expansion to add another 2,000+ employees over the next 2 years, which will make Vanguard a larger employer in Malvern than Apple in its California Headquarters.

Housing Expansion

Currently in East Whiteland Township there are 2,047 new housing units approved, under construction or currently in for approvals. By comparison, the entirety of Greater Center City Philadelphia saw 2,800 new units in all of 2018. The continued employment growth and lack of eastern land for new development has encouraged residents to further consider the already highly sought after school districts of the Western Main Line.



Vanguard Expansion 1 of 2: 240,000 Square Feet



244 New Luxury Apartments





832

HOTEL ROOMS
WITHIN 1 MILE



184,223

TOTAL POPULATION
WITHIN 7 MILES



8 mil

SQUARE FEET OF OFFICE
IN MALVERN TRADE AREA



52,961

DAYTIME WORKERS
WITHIN 3 MILES



\$150,163

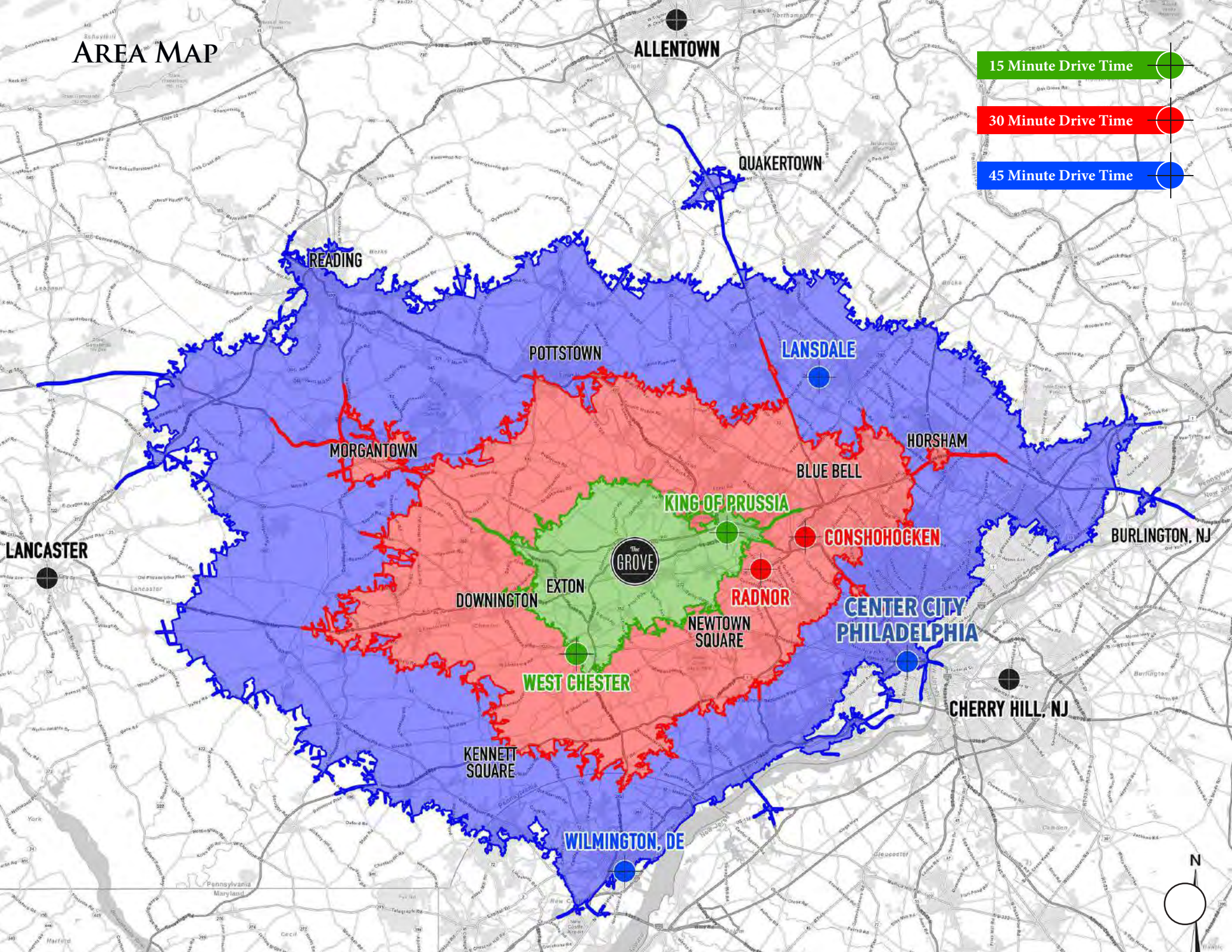
AVG HH INCOME
WITHIN 3 MILES

AREA MAP

15 Minute Drive Time

30 Minute Drive Time

45 Minute Drive Time



ALLENTOWN

QUAKERTOWN

READING

POTTSTOWN

LANSDALE

MORGANTOWN

HORSHAM

BLUE BELL

KING OF PRUSSIA

CONSHOHOCKEN

BURLINGTON, NJ

LANCASTER



DOWNINGTON

EXTON

RADNOR

NEWTOWN SQUARE

CENTER CITY PHILADELPHIA

WEST CHESTER

CHERRY HILL, NJ

KENNETT SQUARE

WILMINGTON, DE





- KEY**
1. The Commons at Great Valley
300,000 SF with 1,000 Employees
 2. Atwater Village
326 Units, 549 Single Family Homes
 3. Great Valley Corporate Center
 4. Office Building
 5. Great Valley High School
1,235 Students
 6. St. Gobain North American HQ
 7. Great Valley Corporate Center
4,500,000 SF Class A Office
 8. Uptown Worthington
 9. Vanguard World Headquarters
14,000 Employees
 10. Vanguard - West Campus
 11. Paoli Hospital - 1,114 Employees

LARGEST EMPLOYERS

Vanguard	Cerner
Johnson & Johnson	UNISYS
Microsoft	CHUBB
PENNSTATE Great Valley	Balfour Beatty Communities
DRESEL UNIVERSITY LeBow College of Business	

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**THE GROVE
MALVERN, PA**





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THE GROVE MALVERN, PA

Existing Conditions



LEFT TURN ACCESS

PYLON

SWEDSFORD ROAD 20,000 VPD

PYLON

LIBERTY BOULEVARD

PYLON

202



29

MOREHALL ROAD 35,000 VPD

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THE GROVE
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Master Plan Redevelopment



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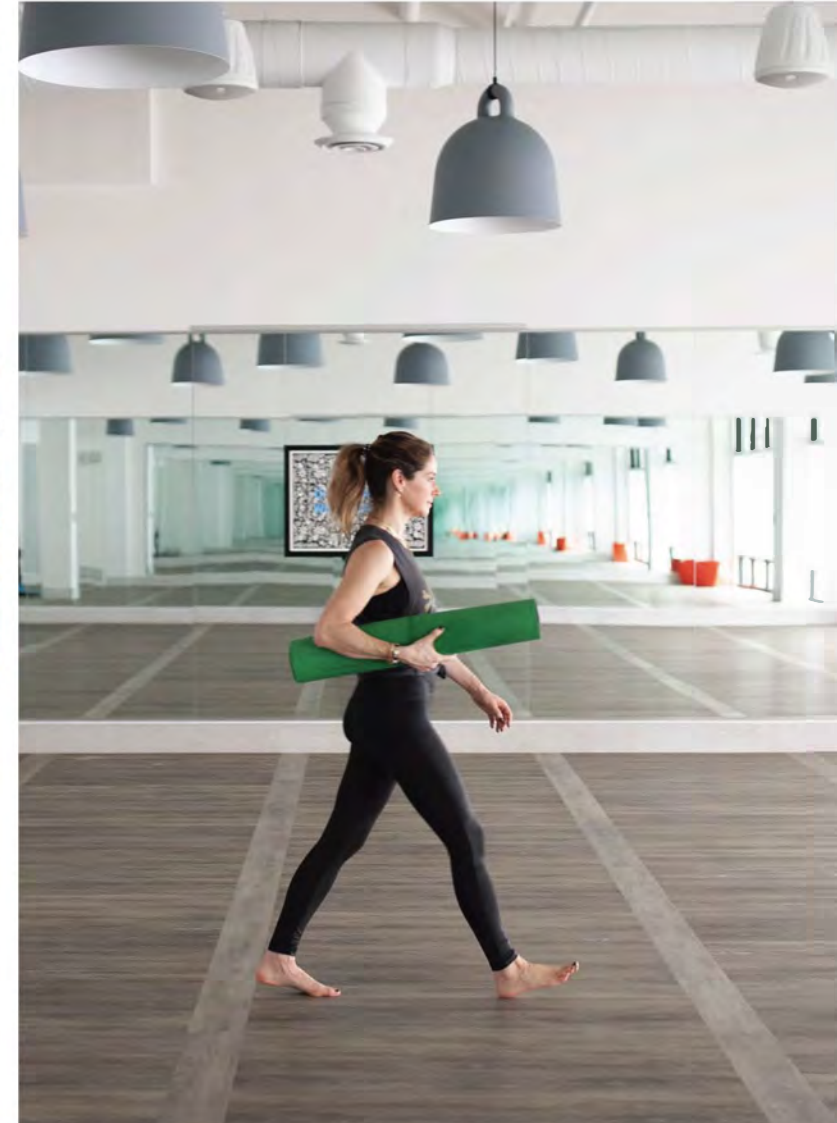
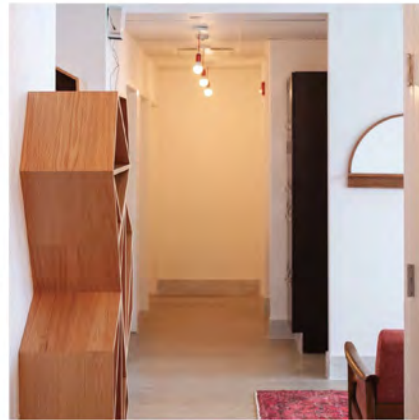
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Available Space: 2,800 Sq Ft

Newly Built Yoga Studio





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