



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 listings averaging \$837k per home.



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

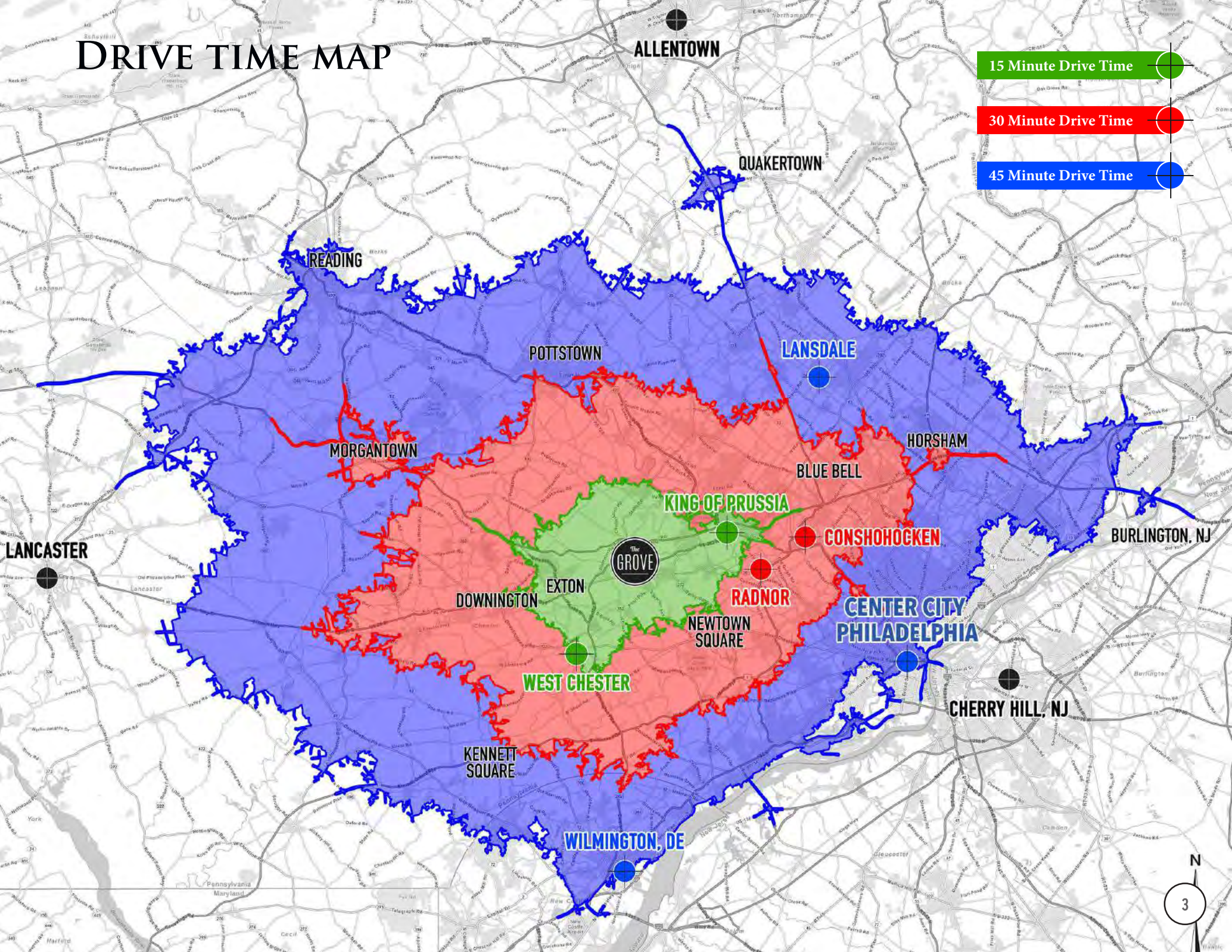
DAYTIME WORKERS
WITHIN 3 MILES



\$150,163

AVG HH INCOME
WITHIN 3 MILES

DRIVE TIME MAP





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

LARGEST EMPLOYERS

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Vanguard®

extended
STAY
AMERICA®

VALLEY STREAM PARKWAY

10 VALLEY
STREAM PARKWAY

Microsoft

SIEMENS
Healthineers

THE DESMOND
MALVERN
A DOUBLETREE BY HILTON

COURTYARD
BY MARRIOTT

29

LIBERTY BLVD

The
GROVE

244 New Luxury Apartments



35,000 CARS PER DAY

SWEDSFORD RD 20,000 CARS PER DAY

PennState
Great Valley

extended
STAY
AMERICA®

HOMWOOD
SUITES by Hilton®

202

70,144 CARS PER DAY



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SITE
The GROVE

LEFT TURN ACCESS

PYLON

SWEDESFORD ROAD 20,000 VPD

LIBERTY BOULEVARD

THE DESMOND
MALVERN
A DOUBLETREE BY HILTON

PENNA
TURN PIKE

PYLON

29

MOREHALL ROAD 35,000 VPD

HOMWOOD SUITES
BY HILTON

extended
STAY
AMERICA

202

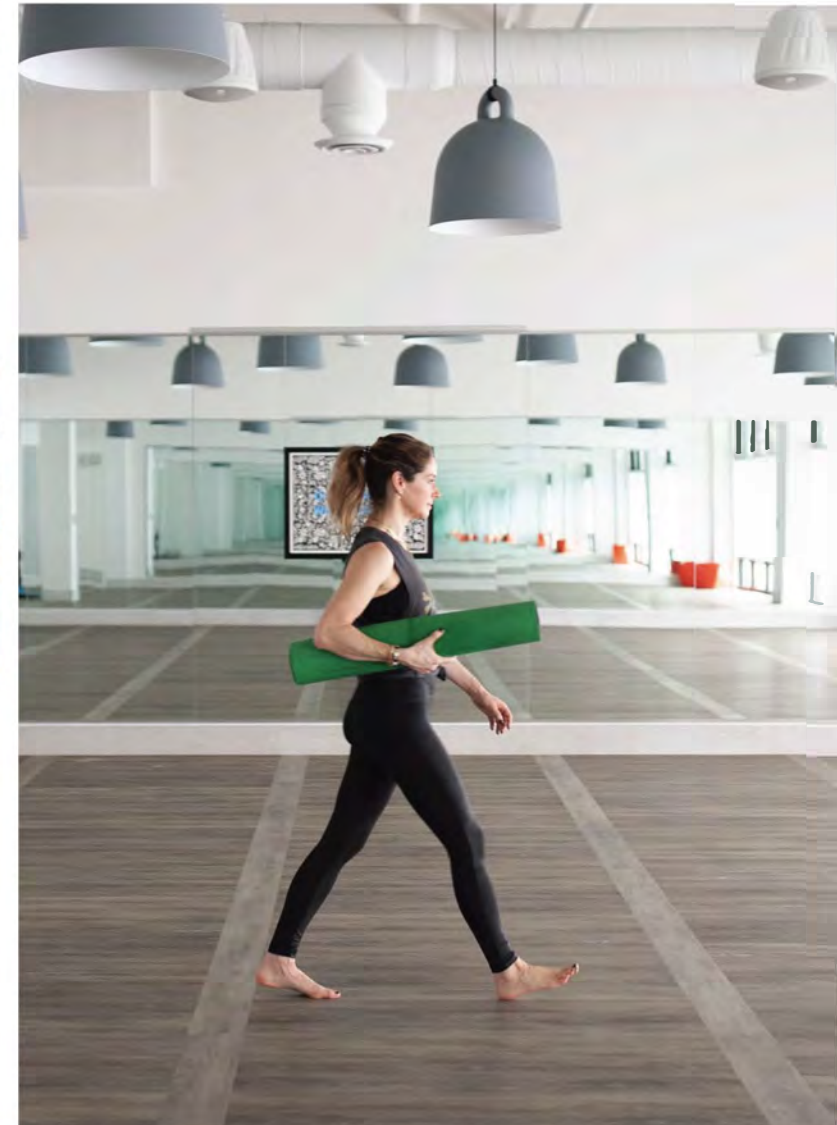


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Available Space: 2,800 Sq Ft

Newly Built Yoga Studio



35,000 CARS PER DAY



TOTAL PARKING:
339 Parking spaces



SUITE LEGEND

A1	NUDY'S CAFE	3,400 SF
A2.	SHAVING GRACE BARBERS	900 SF
A3.	NOVACARE	1,750 SF
A4.	SUBLIME CUPCAKES	900 SF
B.	BOMBA	4,000 SF
2ND FL.	WEALTH ENHANCEMENT GROUP	9,000 SF
C.	SLY FOX	5,100 SF
D.	SLITTING EDGE	3,532 SF
E.	CLEAN JUICE	1,200 SF
F.	PRIVE SALON	2,405 SF
G.	CHICKIE'S & PETE'S	7,280 SF
H.	AVAILABLE FOR LEASE	2,800 SF
I.	CAPRIOTTI'S	1,388 SF
J.	CIGAR MOJO	2,762 SF
LOT	CHASE BANK ATM	DRIVE UP

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