

# MATTHEWS ROAD LAND

MALVERN, PA

±6.42 ACRES FOR SALE

## PERMITTED USES:

Hotels, Daycare, Restaurants,  
Office, Bank, and more!



## property highlights.

- Development opportunity in one of the fastest growing markets in Chester County
- Convenient access from Route 202 and Interstate 276 (PA Turnpike)
- High daytime population in one of Philadelphia's most dense suburban office markets
- Located on Philadelphia's affluent main line
- Directly adjacent to Vanguard's World Headquarters and the new Uptown Worthington development
- Cross access with Uptown Worthington

## stats.

2016 DEMOGRAPHICS*	3 MILE	5 MILES	7 MILES
EST. POPULATION	28,941	78,433	189,198
EST. HOUSEHOLDS	11,093	30,515	75,592
EST. AVG. HH INCOME	\$148,148	\$153,150	\$133,520
EST. DAYTIME POP.	29,523	79,536	190,934

\*ESRI 2016



**METRO**<sup>®</sup>  
COMMERCIAL  
REAL ESTATE, INC.

MetroCommercial.com | PHILADELPHIA, PA | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | NAPLES, FL

## get in touch.

### JOE DOUGHERTY

office 610.825.5222  
direct 610.260.2670  
jdougherty@metrocommercial.com

### STEVE NIGGEMAN

office 610.825.5222  
direct 610.260.2667  
sniggeman@metrocommercial.com

# demographic highlights:

\*DEMOGRAPHICS BASED ON A 3-MILE RADIUS



## area facts:

### Major Employers

- CubeSmart - 114 employees
- Vishay Intertechnology - 150 employees
- Acme Markets - 270 employees
- Endo Pharma - 400 employees
- Ricoh America's Corp.- 600 employees
- St. Gobain - 1,000 employees
- Paoli Hospital - 1,114 employees
- Teva Pharma - 1,200 employees
- Unisys Corp. - 1,500 employees
- Siemens Healthcare - 2,800 employees
- Vanguard - 14,000 employees

### Great Valley Corporate Center

- 5 million SF, 20,000 employees, 80 buildings, 3 hotels, Penn State

### Traffic Counts

- Swedesford Road: 9,308 VPD
- Route 29 (Morehall Road): 35,094 VPD
- Route 202: 75,732 VPD
- PA Turnpike: 52,880 VPD

## site data

- Parcel Data: 6.426 Acres
- Zoning: ROC/R - Overlay District
- Proposed Commercial/Residential District currently to accommodate 250 hotel rooms
- NPDES permit valid until September 12, 2019
- Chester County/East Whiteland Township

### ROC Zoning Permitted Uses include:

1. Stores and personal service shops
2. Exercise or fitness facilities
3. Studios for dance, art, music or photography
4. Hotels
5. Nursery schools or daycares
6. Business or professional offices

# PROPOSED SITE PLAN

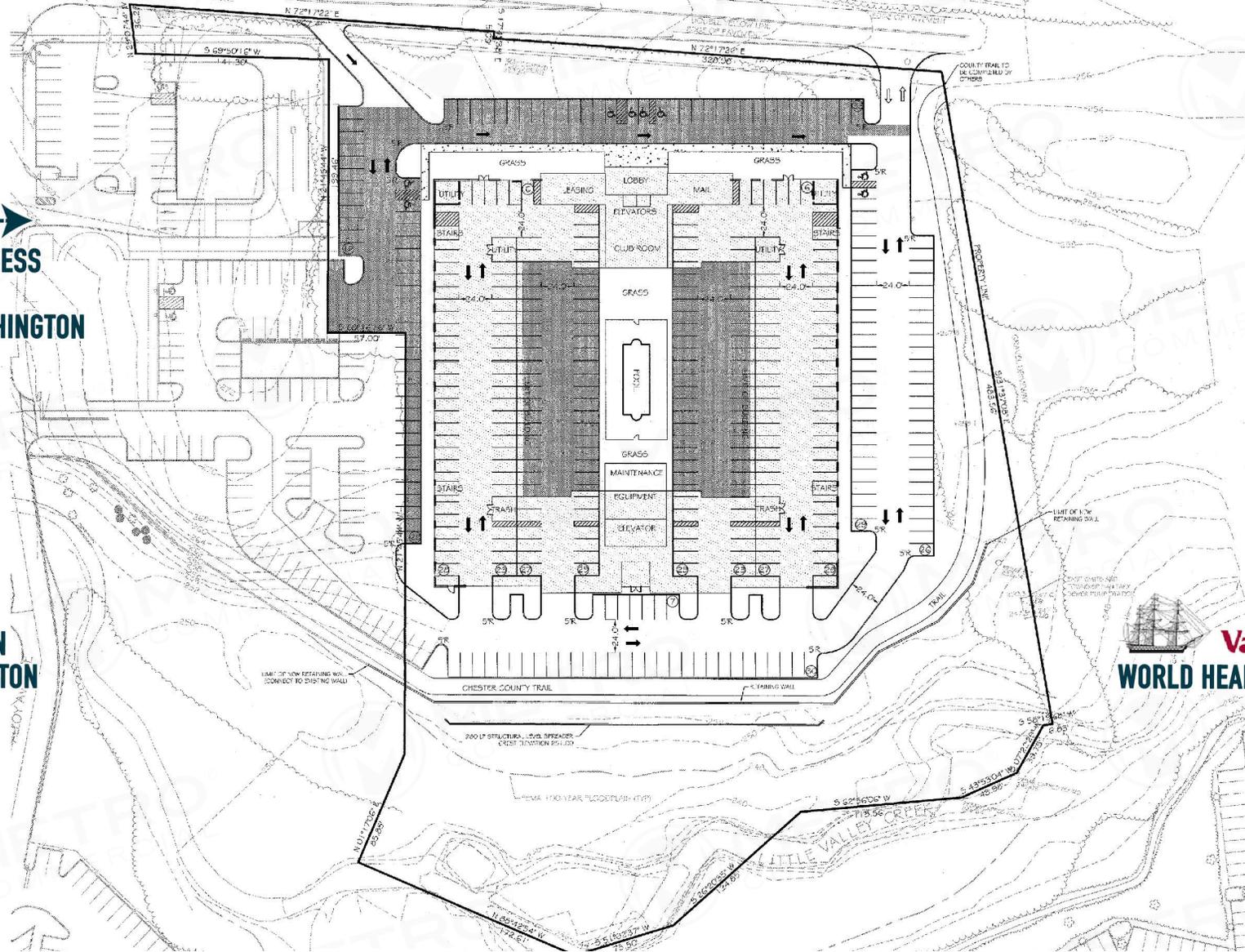
U.S. ROUTE 202 - NORTHBOUND

MATTHEWS ROAD

CROSS ACCESS WITH UPTOWN WORTHINGTON

UPTOWN WORTHINGTON

Vanguard WORLD HEADQUARTERS



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 3.26.18

MATTHEWS ROAD  
MALVERN, PA





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 3.26.18

**MATTHEWS ROAD  
MALVERN, PA**





- 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  
4,500,000 SF Class A Office
  4. Liberty Property Trust Redevelopment
  5. Great Valley High School  
1,235 Students
  6. St. Gobain
  7. Uptown Worthington
  8. Vanguard World Headquarters  
14,000 Employees
  9. Vanguard - West Campus
  10. Paoli Hospital - 1,114 Employees

**LARGEST EMPLOYERS**

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 3.26.18

**MATTHEWS ROAD  
MALVERN, PA**

