

DEERFIELD COMMONS LANCASTER AVENUE (ROUTE 30) & ROUTE 401 MALVERN/FRAZER, PA

±2 - 40 ACRES FOR SALE

**PERMITTED USES INCLUDE
CLASS A OFFICE, MEDICAL OFFICE,
RETAIL, CAR DEALERSHIPS/REPAIR,
AND MORE!**



property highlights.

- ±1,250 feet of frontage on Lancaster Avenue
- Development opportunity in one of the fastest growing markets in Chester County
- High daytime population in one of Philadelphia's densest suburban office markets
- Located in Malvern on Philadelphia's affluent Main Line

stats.

2016 DEMOGRAPHICS*	3 MILES	5 MILES	7 MILES
EST. POPULATION	29,971	76,874	192,352
EST. HOUSEHOLDS	11,371	29,620	76,045
EST. AVG. HH INCOME	\$143,127	\$147,653	\$128,970
EST. DAYTIME POP.	54,026	90,254	176,650

*ESRI 2016



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get in touch.

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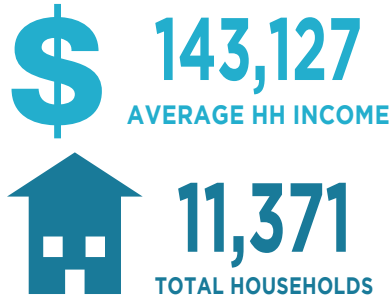
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demographic highlights:

*DEMOGRAPHICS BASED ON A 3-MILE RADIUS



Major Employers

- Vanguard - 14,000 employees
- Siemens Healthcare - 2,800 employees
- Unisys Corp. - 1,500 employees
- Teva Pharma - 1,200 employees
- Paoli Hospital - 1,114 employees
- St. Gobain - 1,000 employees
- Ricoh America's Corp.- 600 employees
- Endo Pharma - 400 employees
- Acme Markets - 270 employees
- Target - 157 employees
- Vishay Intertechnology - 150 employees
- CubeSmart - 114 employees
- Wegman's - 86 employees

Great Valley Corporate Center

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

Traffic Counts

- Lancaster Avenue: 18,958 VPD
- Conestoga Road: 7,608 VPD

site data

- Parcels – Deerfield Commons – Approx. ±10 acres located on Route 30/Lancaster Avenue and ±30 acres located at Route 30 and Deerfield Lane
- Office building is NOT included
- Zoning – FC / Frontage Commercial & PO / Professional Office
- NPDES permit is valid until June 20, 2018.
- Chester County/East Whiteland Township
- ±30 Acres is a condo structure

FC Zoning Permitted Uses include:

1. Stores and personal service shops
2. Restaurants (excluding drive-in)
3. Banks (excluding drive-in)
4. Exercise or fitness facilities
5. Studios for dance, art, music or photography
6. Nursery schools or daycares
7. Business or professional offices, including medical offices
8. Motor vehicle sales, service or repair shop, gas service station
9. Animal Hospital, Vet
10. Lawn and Garden centers

FC Zoning Conditional Uses include:

1. Movie theatre
2. Hotels



SITE 2
±30 ACRES

SITE 1
±10 ACRES

GIANT FINE WINE & GOOD SPIRITS

DOLLAR TREE petvalu your pet your store

DQ Grill & Chill

QVC OUTLET

PREMIER URGENT CARE

ACE Hardware
RUMSEY
Quality & Service - Since 1895

WELLS FARGO

TAGUE LUMBER
SHOWROOM

OFFICE BUILDING NOT INCLUDED

WSFS bank

TIRE PLUS

CONESTOGA ROAD 7,608 VPD

LANCASTER AVENUE 18,958 VPD

TD Bank

McDonald's

The NATIONAL BANK of MALVERN

FedEx Office

TAYLOR RENTAL

DUNKIN' DONUTS

KeyBank

MARGARET KUO'S MANDARIN

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**DEERFIELD COMMONS
MALVERN/FRAZER, PA**





FUTURE RESIDENTIAL DEVELOPMENT
±76 LUXURY CARRIAGE & TWIN HOMES
(UNDER CONSTRUCTION)

SPRING OAK FUTURE RESIDENTIAL DEVELOPMENT
±184 SINGLES, TWINS OR TOWNHOMES
(UNDER CONSTRUCTION)

DEVAVLT VILLAGE AT SPRING OAK FUTURE RESIDENTIAL DEVELOPMENT
±72 SINGLES, TWINS OR TOWNHOMES
(UNDER CONSTRUCTION)

THE COMMONS AT GREAT VALLEY
±300,000 SF
1,000 EMPLOYEES

2 MILES

ATWATER CORPORATE CENTER
±345,000 SF
1,300 EMPLOYEES

ATWATER SOUTH
BRYN + DANE'S
Wawa
Naf Naf Grill

ATWATER VILLAGE (UNDER CONSTRUCTION)
326 UNITS, 549 SINGLE FAMILY HOMES

LIBERTY PROPERTY TRUST REDEVELOPMENT

GREAT VALLEY HIGH SCHOOL
1,235 STUDENTS

GREAT VALLEY CORPORATE CENTER

5,000,000 SF CLASS A OFFICE
20,000 EMPLOYEES

COURTYARD extended STAY AMERICA

The Desmond

The Shops
AT GREAT VALLEY

GREAT VALLEY CORPORATE CENTER

TARGET Wegmans

CONESTOGA RD

ST. GOBAIN
1000 EMPLOYEES

PENN STATE Great Valley

HOMWOOD SUITES BY HILTON extended STAY AMERICA

Wawa

Vanguard
World Headquarters
14,000 EMPLOYEES

PAOLI SHOPPING CENTER
ACME
Pier 1 imports
chico's
petco

202

GIANT

MOREHALL ROAD

UPTOWN WORTHINGTON

VANGUARD - WEST CAMPUS

planet fitness

Panera
at&t

LANCASTER AVENUE

PAOLI HOSPITAL
1,114 EMPLOYEES

PAOLI

30

SITE 2
±30 AC

SITE 1
±10 AC

Sonesta ES SUITES

VILLA MARIA ACADEMY

Holiday Inn Express

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