

# Route 29 & Wyeth Drive

## Malvern, PA

±1,200 – 3,500 SF AVAILABLE FOR LEASE

**NEW**  
DEVELOPMENT!  
SPRING 2014



Join:



- Located at strategic intersections of Route 29, Route 30 & Route 202
- Strong office market (4.5M SF of Class A Office) creating great daytime customer base of over 47,000 daytime employees within a 3-mile radius

- Area retailers include:  *Wegmans*

Demographics*	1 Mile	3 Miles	5 Miles
2012 Population Estimate	4,336	28,446	79,390
2012 Estimated Households	1,712	10,642	30,301
2012 Est. Avg. HH Income	\$104,258	\$126,818	\$139,928

Route 29 Traffic Count: 27,742 VPD  
Route 30 Traffic Count: 42,058 VPD  
Route 202 Traffic Count: 73,720 VPD

\*AGS 2012

**RANDY HOPE**  
**610-260-2677**

rhope@metrocommercial.com

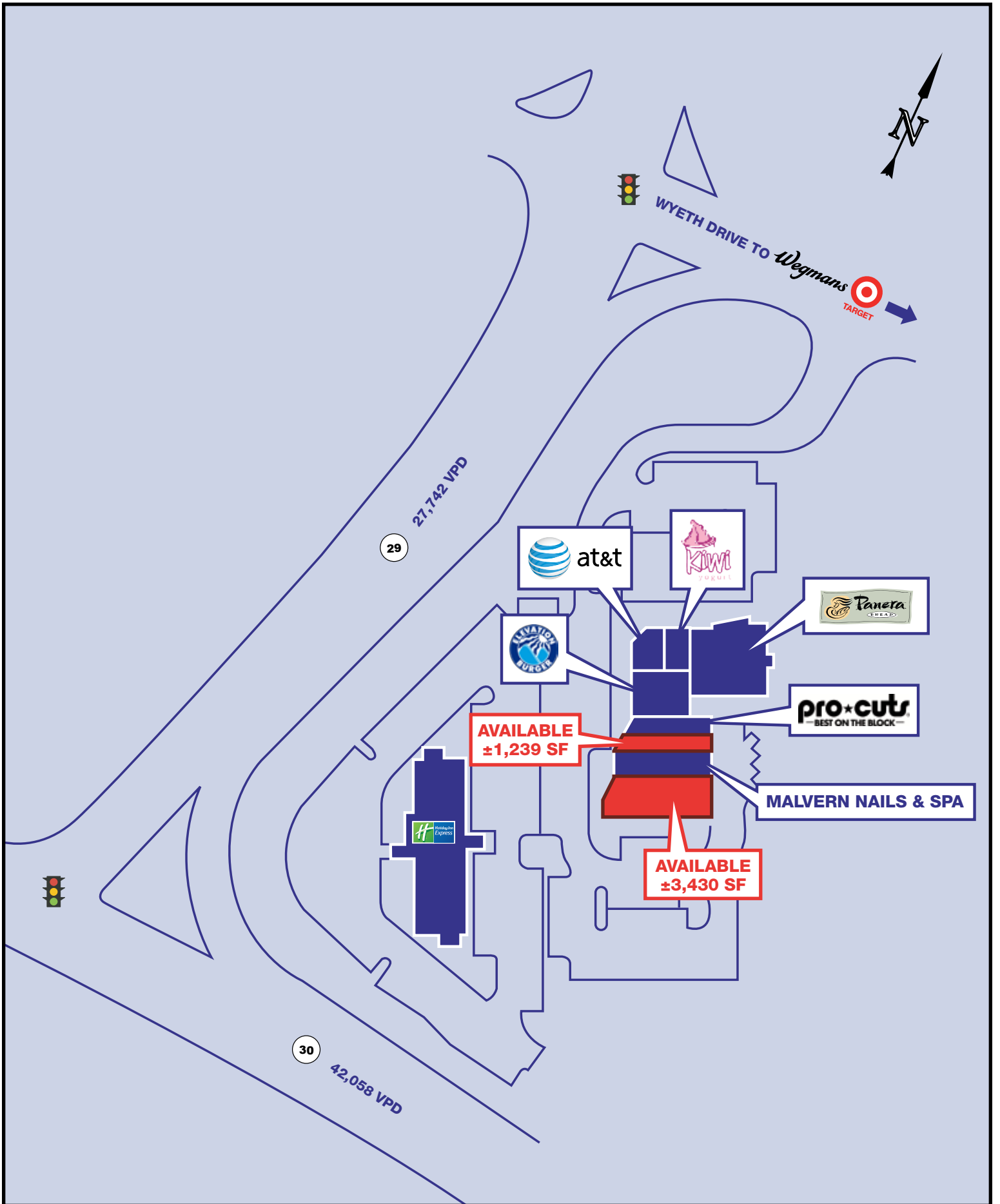


www.metrocommercial.com

Eight Tower Bridge  
161 Washington Street | Suite 375  
Conshohocken, PA 19428  
610-825-5222

Wells Fargo Building  
123 South Broad Street | Suite 1835  
Philadelphia, PA 19109  
215-893-0300

East Gate Corporate Center  
303 Fellowship Road | Suite 202  
Mount Laurel, NJ 08054  
856-866-1900



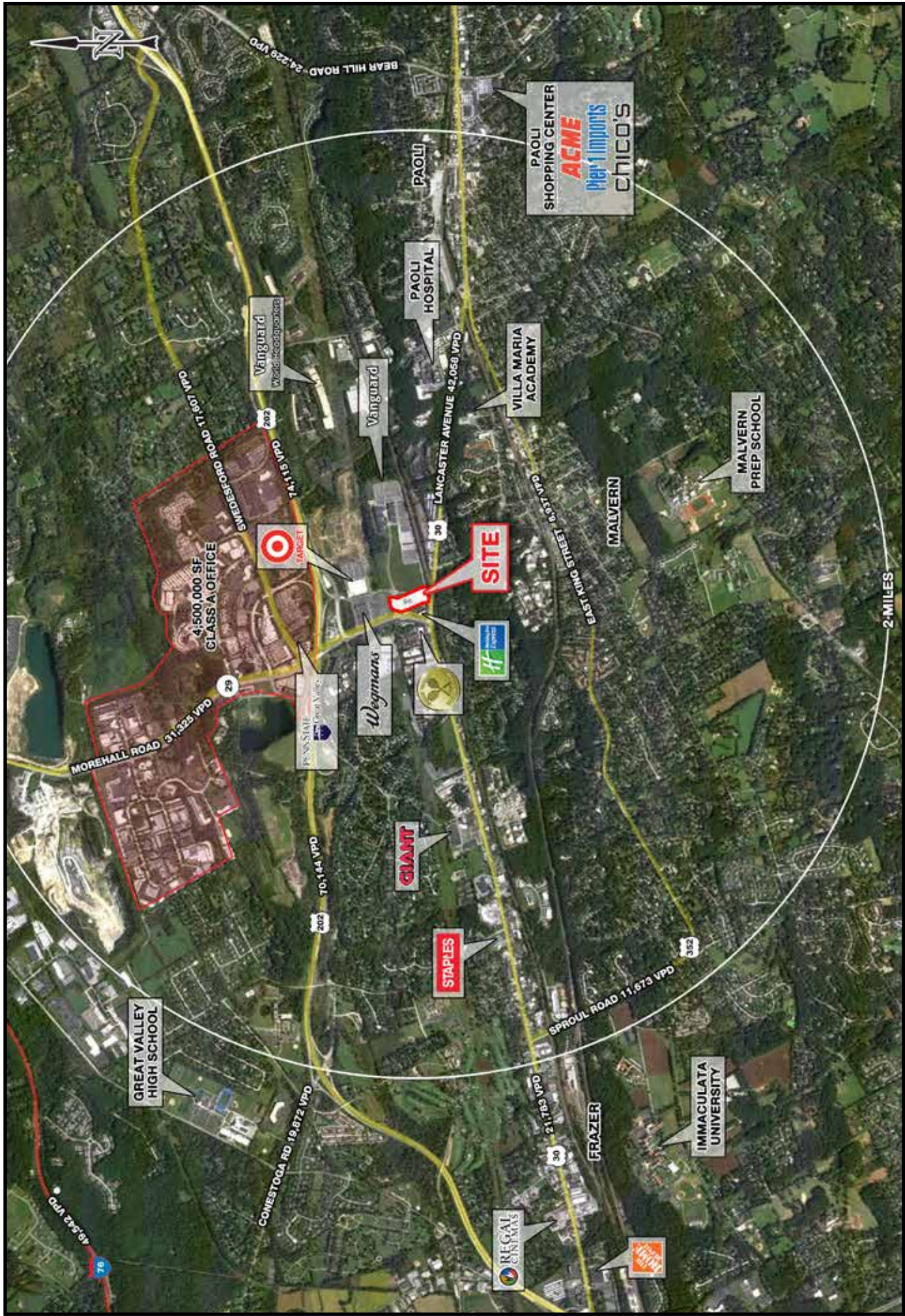
**Malvern, PA**  
±4.7 Acres

07-19-13



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**Malvern, PA**  
**+4.7 Acres**





PROPOSED  
UPTOWN WORTHINGTON  
±365,000 SF MIXED-USE  
DEVELOPMENT

Vanguard

WYETH DRIVE



Wegmans

SITE

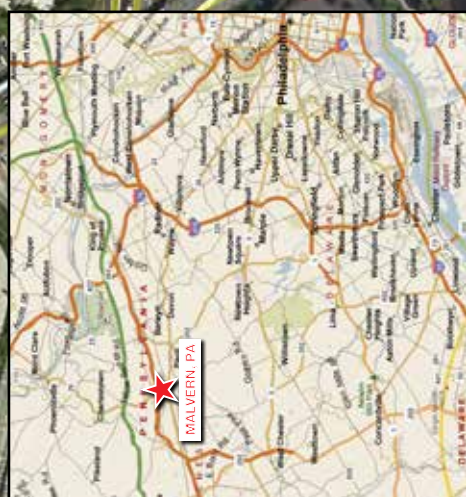
42,058 VPD 30

PYLON 2

27,742 VPD



PYLON 1



MALVERN, PA

**Malvern, PA**  
**+4.7 Acres**

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Real Estate, Inc.

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