



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.



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



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

LARGEST EMPLOYERS

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The **GROVE** Malvern, Pennsylvania





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The GROVE Malvern, Pennsylvania



Existing Conditions



SITE
The
GROVE

LEFT TURN
ACCESS

PYLON

PYLON

LIBERTY BOULEVARD

SWEDESFORD ROAD 17,552 VPD

202

Hilton

PENNA
TURN-
PIKE

PYLON

29

MOREHALL ROAD 31,130 VPD

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Existing Conditions

Coming *Soon*



A New Chapter

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The **GROVE** *Malvern, Pennsylvania*



Master Plan Redevelopment



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The GROVE Malvern, Pennsylvania





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The GROVE Malvern, Pennsylvania





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