





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





52,961DAYTIME WORKERS

WITHIN 3 MILES



\$150,163
AVG HH INCOME
WITHIN 3 MILES



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Master Plan Redevelopment



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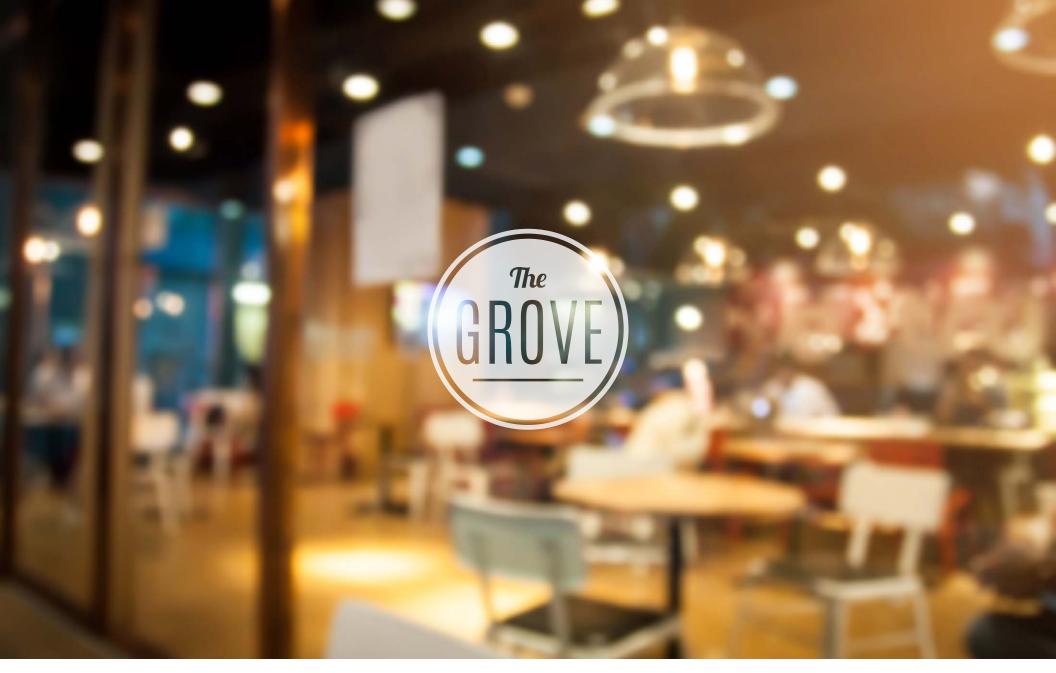




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