



*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



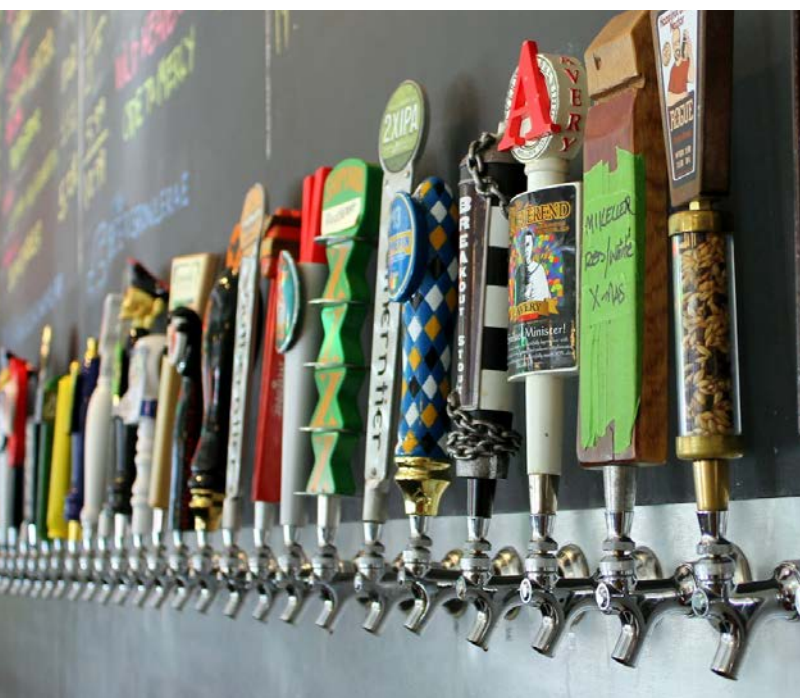
**184,223**

TOTAL POPULATION  
WITHIN 7 MILES



**6.4 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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# Existing Conditions

**SITE**



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*Existing Conditions*

# *Coming* **The GROVE** *Soon*

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*A New Chapter*

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*The* **GROVE** *Malvern, Pennsylvania*





# Master Plan Redevelopment



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SWEDSFORD ROAD

IDEAL FOR  
BREAKFAST/LUNCH  
USER

tredici /  
enoteca /  
zavino  
WINE BAR - PIZZERIA

TOTAL PARKING:  
339 Parking spaces  
PARKING RATIO:  
7.79/1000 SF



SUITE LEGEND

- A 3,400 SF - AVAILABLE
- B 5,000 SF - TREDICI/ZAVINO
- C 4,500 SF - SLY FOX
- D 2,500 SF - AVAILABLE
- E 2,500 SF - AVAILABLE
- F 2,500 SF - AVAILABLE
- G 1,200 SF - SURFSIDE FITNESS
- H 10,000 SF - SURFSIDE FITNESS
- I 3,500 SF - AVAILABLE



PYLON SIGN



CAN BE SPLIT  
INTO 1,750 SF

PYLON SIGN



LIBERTY BOULEVARD

MOREHALL ROAD

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**GROVE**



**METRO**<sup>®</sup>  
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