

# GREAT VALLEY CORPORATE CENTER LAND & BUILDINGS

ROUTE 29 & GREAT VALLEY PARKWAY, MALVERN, PA

UP TO ±76,839 SF WITH 3 BUILDINGS & 19.37 ACRES OF UNDEVELOPED LAND FOR SALE



## property highlights.

- Strong redevelopment opportunities
- Convenient access from Route 202 and Interstate 276 (PA Turnpike) in Chester County.
- High daytime population in one of Philadelphia's most dense suburban office markets.
- Located in an affluent suburb 45 minutes outside of Philadelphia.

## stats.

2017 DEMOGRAPHICS*	3 MILES	5 MILES	7 MILES
EST. POPULATION	31,222	89,221	181,067
DAYTIME POPULATION	61,242	124,268	239,736
EST. AVG. HH INCOME	\$162,689	\$146,316	\$140,983

SWEDESFORD ROAD TRAFFIC COUNT: 9,433 VPD \*ESRI 2017  
 ROUTE 29 (MOREHALL ROAD) TRAFFIC COUNT: 35,566 VPD  
 ROUTE 202 TRAFFIC COUNT: 73,827 VPD  
 PA TURNPIKE TRAFFIC COUNT: 53,453 VPD



**METRO**<sup>®</sup>  
 COMMERCIAL  
 REAL ESTATE, INC.

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## get in touch.

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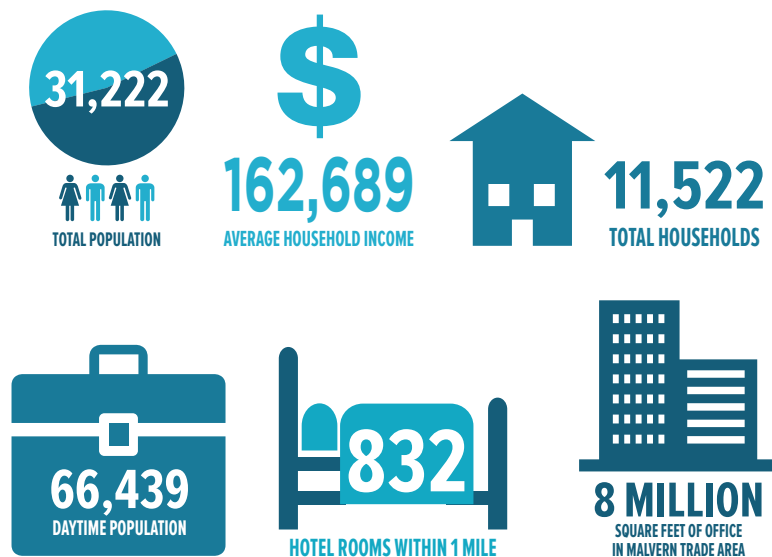
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# demographic highlights:

\*DEMOGRAPHICS BASED ON A 3-MILE RADIUS



## area facts:

### Major Employers

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

## site data

1. 309-315 Technology Drive  
30,150 SF / 106 parking spaces / 3.09 Acres
2. 18 Great Valley Parkway  
29,419 SF / 108 parking spaces / 3.75 Acres
3. 10 Great Valley Parkway  
17,270 SF / 81 parking spaces / 3.66 Acres
4. 380 Old Morehall Road  
4.4 Acres

5. 351 Old Morehall Road  
9.7 Acres

6. 6 Great Valley Parkway  
5.15 Acres land

7. 321 Old Morehall Road  
.12 Acres

Zoning: O/BP  
Township: East Whiteland  
County: Chester

### O/BP Permitted Uses include:

1. Nursery schools or daycare centers
2. Office
3. For nonprofit open space and recreation uses
4. Transit station or public utility facility
5. Warehouse and Distribution

6. Light manufacturing
7. Research laboratories
8. Public or private not for profit open space and recreational use

### O/BP Conditional Uses include:

1. Nonprofit museum, libraries, churches
2. Drive in facility
3. For profit open space and recreation uses

### O/BP Special Exception Uses include:

1. Non-accessory antennae's

### **About Malvern:**

Malvern, PA is located in fast growing Chester County, which is approximately 25 miles west of Center City Philadelphia and is the business hub for the western Main Line. Due to being the fastest growing suburb in Metro Philadelphia, the market has seen tremendous growth over the past 10 years which includes a new PA Turnpike interchange, multiple housing and apartment projects, multiple retail developments, and new office headquarters for CertainTeed and Endo Pharmaceuticals. In addition, Vanguard's world headquarters is located in Malvern and continues to expand it's presence in new development.

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ROUTE 29 & GREAT VALLEY PARKWAY  
MALVERN, PA







- SITES**
1. 309-315 Technology Drive
  2. 18 Great Valley Parkway
  3. 10 Great Valley Parkway
  4. 380 Old Morehall Road
  5. 351 Old Morehall Road
  6. 6 Great Valley Parkway
  7. 321 Old Morehall Road
- MAJOR EMPLOYERS/RESIDENTIAL**
1. The Commons at Great Valley  
300,000 SF with 1,000 Employees
  2. Abwater Village  
326 Units, 548 Single Family Homes
  3. SAGELIFE
  4. Great Valley High School  
1,235 Students
  5. St. Gobain
  6. Great Valley Corporate Center  
4,500,000 SF Class A Office
  7. Proposed Uptown Worthington
  8. Vanguard World Headquarters  
14,000 Employees
  9. Vanguard - West Campus
  10. Paoli Hospital - 1,114 Employees
  11. Royal Worthington - 253 Apartment Units
  12. Swedestard Square - 244 Apartment Units (VIC)

**LARGEST EMPLOYERS**


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# ROUTE 29 & GREAT VALLEY PARKWAY MALVERN, PA







**309-315 TECHNOLOGY DRIVE**

**±30,150 SF / 3.09 ACRES**

**106 PARKING SPACES**

**OLD MOREHALL ROAD**

**TECHNOLOGY DRIVE**



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**ROUTE 29 & GREAT VALLEY PARKWAY  
MALVERN, PA**







GREAT VALLEY PARKWAY

**18 GREAT VALLEY PARKWAY**

**±29,419 SF / 3.75 ACRES**

**108 PARKING SPACES**

TECHNOLOGY DRIVE



**ROUTE 29 & GREAT VALLEY PARKWAY  
MALVERN, PA**



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GREAT VALLEY PARKWAY

**10 GREAT VALLEY PARKWAY**  
**±17,270 SF / 3.66 ACRES**  
**81 PARKING SPACES**

29

MOREHALL ROAD 35,566 VPD



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**ROUTE 29 & GREAT VALLEY PARKWAY**  
**MALVERN, PA**







SarahCare

PaTTAN

380 OLD MOREHALL ROAD  
±4.4 ACRES

351 OLD MOREHALL ROAD  
±9.74 ACRES

MOREHALL ROAD 35,566 VPD

29

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ROUTE 29 & GREAT VALLEY PARKWAY  
MALVERN, PA







29 MOREHALL ROAD 35,566 VPD

6 GREAT VALLEY PARKWAY  
±5.15 ACRES

GREAT VALLEY PARKWAY

SCALA

EXECUTIVE OFFICE LINK

COUNTRY VIEW ROAD

ellucian.

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# ROUTE 29 & GREAT VALLEY PARKWAY MALVERN, PA







**321 OLD MOREHALL ROAD**  
±.12 ACRES

**OLD MOREHALL ROAD**

**EXTENDED  
STAYAMERICA**

**29**

**MOREHALL ROAD 35,566 VPD**

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**ROUTE 29 & GREAT VALLEY PARKWAY  
MALVERN, PA**

