

## THE COURT AT MALVERN

Endcap: ±4,500 SF w/ Drive-Thru

5 S. Morehall Road, Malvern, Chester County, PA 19355

EQUITY CRE

AVAILABLE  
±4,500 SF W/ DT



### PROPERTY FEATURES & DETAILS

- Join Smile Exchange, Supercuts, Tropical Smoothie Café, Tiffin Indian Cuisine, FYSH Sushi & Poke, and Delano Nail Bar & Spa
- “Class A” retail in sought after Malvern market
- Adjacent to Holiday Inn Express – 88 guest rooms
- High ceilings
- Convenient parking
- Monument signs on Routes 29 and 30
- Area retailers include Wegman’s, Target, Chipotle, Starbucks, Aldi, Nudy’s Café, Chick-fil-a, and more
- Located at one of the most notable intersections in Chester County (Route 29 & Route 30)
- Malvern is home to one of the largest Class A office submarkets in the Philadelphia suburbs
- Property adjacent to Vanguard Campus (751,000 SF, 15,000 employees)
- Proximate to Paoli Hospital, Route 202, and I-76
- Avg HHI greater than \$200K within 3 mi radius

### CONTACT

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**SITE PLAN**



 **AVAILABLE**

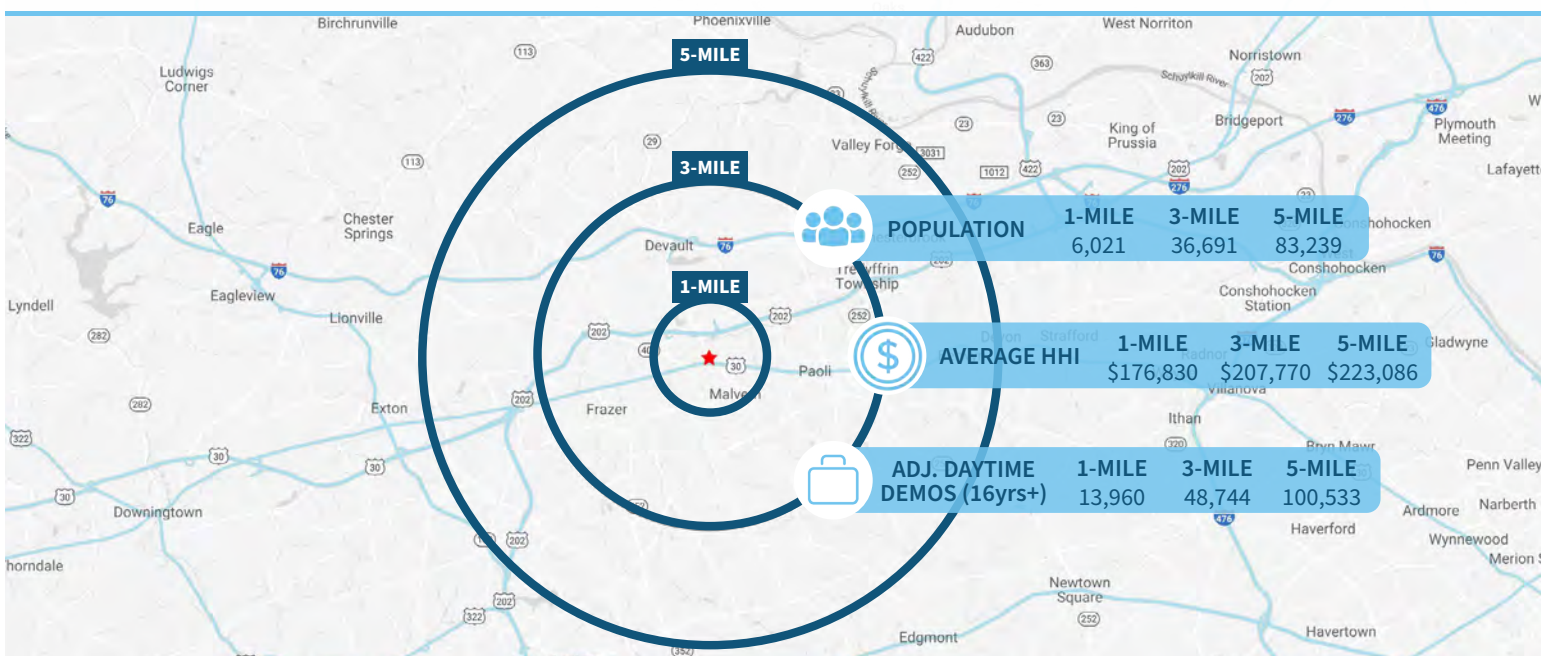
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## Demographic Overview (1, 3, 5-mile radius)



The right space. The right move.



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# MARKET AERIAL

EQUITY CRE

