

MATTHEWS ROAD LAND

MALVERN, PA

±6.42 ACRES FOR SALE

PERMITTED USES:

Multifamily, Hotels, Daycare,
Restaurants, Office, Bank,
Retail, Fitness and more!



property highlights.

- Development opportunity in one of the fastest growing markets in Chester County
- Convenient access from Route 202 and Interstate 276 (PA Turnpike)
- High daytime population in one of Philadelphia's most dense suburban office markets
- Located on Philadelphia's affluent main line
- Directly adjacent to Vanguard's World Headquarters and the new Uptown Worthington development
- Cross access with Uptown Worthington



stats.

2020 DEMOGRAPHICS*	3 MILE	5 MILES	7 MILES
EST. POPULATION	28,941	81,245	200,708
EST. HOUSEHOLDS	12,268	31,495	80,627
EST. AVG. HH INCOME	\$167,573	\$172,874	\$149,100
EST. DAYTIME POP.	48,995	101,859	235,647

*ESRI 2020



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COMMERCIAL
REAL ESTATE, INC.

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get in touch.

JOE DOUGHERTY

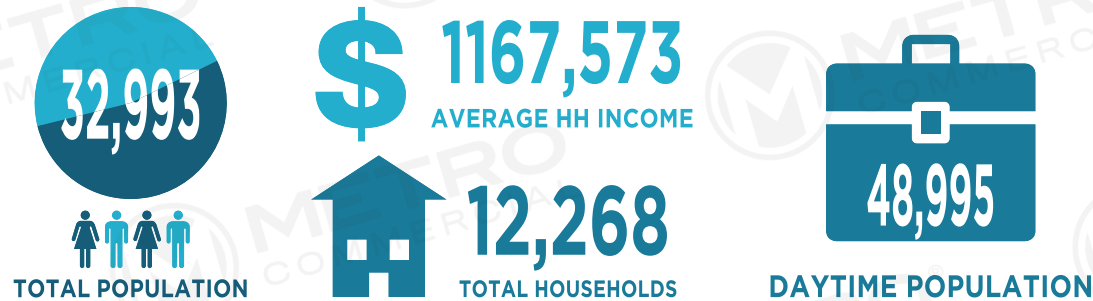
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demographic highlights:

*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

Great Valley Corporate Center

- 5 million SF, 20,000 employees, 80 buildings, 3 hotels, Penn State

Traffic Counts

- Swedesford Road: 8,589 VPD
- Route 29 (Morehall Road): 27,107 VPD
- Route 202: 76,187 VPD
- PA Turnpike: 53,558 VPD



site data

- Parcel Data: 6.426 Acres
- Zoning: O/BP with ROC/R - Overlay District
- Currently approved to accommodate 153 hotel rooms!
- Chester County/East Whiteland Township

Permitted Uses include:

1. Stores, personal service shops and retail
2. Exercise or fitness facilities
3. Studios for dance, art, music or photography
4. Hotels
5. Nursery schools or daycares
6. Business professional offices and medical offices
7. Multifamily residential
8. R&D Facilities
9. Warehousing and Distributing
10. Light manufacturing

PROPOSED SITE PLAN #1 / MULTIFAMILY

U.S. ROUTE 202 - NORTHBOUND

MATTHEWS ROAD

CROSS ACCESS
WITH
UPTOWN WORTHINGTON

UPTOWN
WORTHINGTON

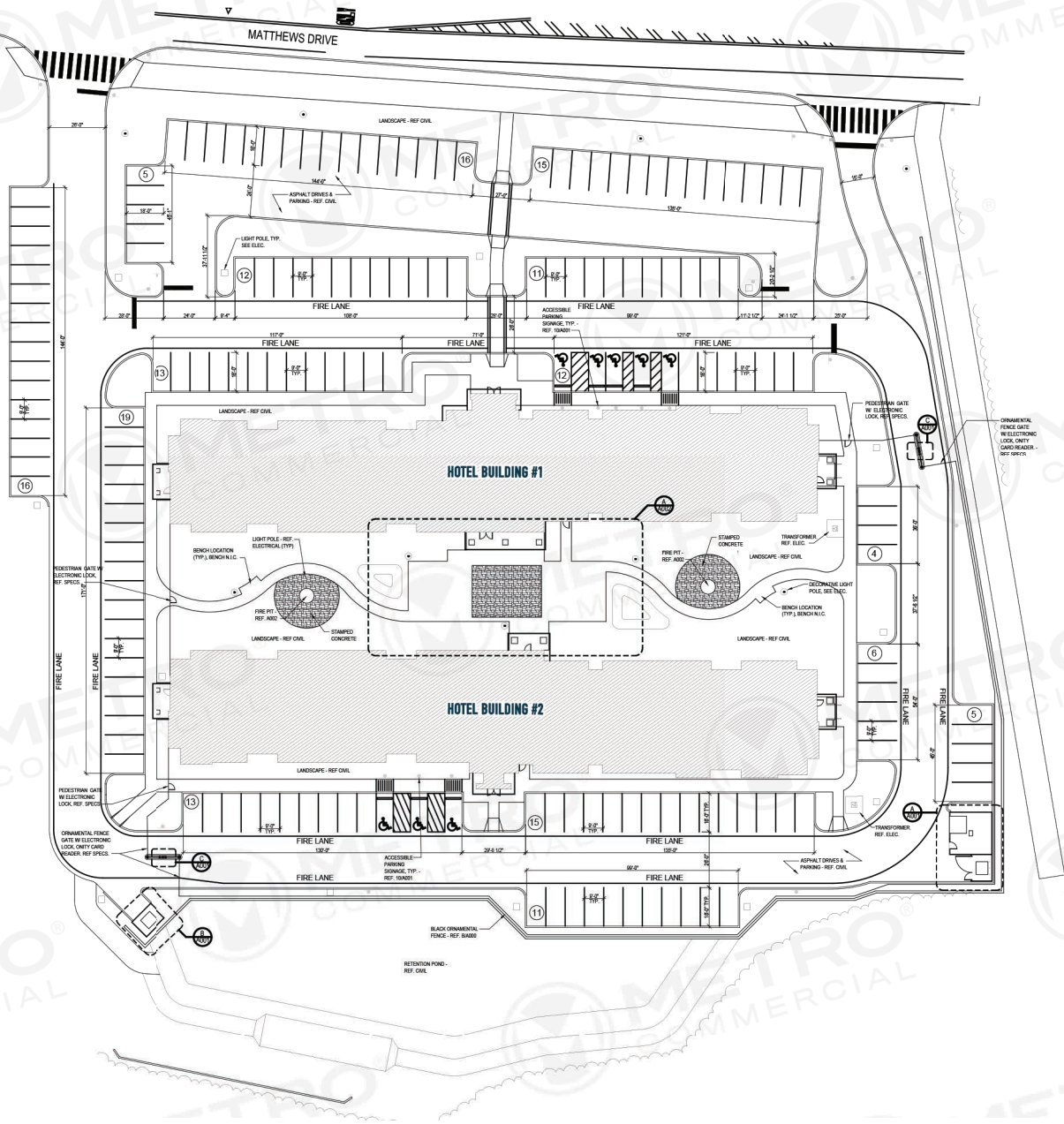
Vanguard
WORLD HEADQUARTERS

MATTHEWS ROAD
MALVERN, PA



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PROPOSED SITE PLAN #1 / HOTEL & MULTIFAMILY



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