

# CHARLESTOWN VILLAGE

Route 29 & General Warren Blvd. | Malvern, PA | 19355

± 806 - 1,803 SF AVAILABLE | FOR LEASE



## PROJECT





Come join our new construction project Charlestown Village and Pj Whelihans, Dunkin, Donuts, and Vino Nail Bar adjacent from recently completed Marriott Residence Inn. This center is just over 21,000 SF of village shops within 1/2 mile of over 1200 new residence being developed and built. It is adjacent to Atwater Corporate center (over 1,300 Employees), Office Commons of Great Valley (over 1,000 employees), and Great Valley Corporate Center (over 20,000 employees).

## LOCATION

Rt 29 just north of the PA turnpike entrance. This center has two entrances, one signalized entrance shared with Of-ice Commons of Great Valley on General Warren Blvd and route 29 (22,000VPD). The second entrance is on Warner Lane. With the newly created entrance of PA Turnpike ( these Village shops will be directly visible to all travelers on the PA Turnpike(49,000 VPD).

## TRADE AREA

Malvern, PA Approximately 3 miles or less to the following employers Paoli Hospital(1,300 employees), Vanguard HQ(10,000 employees), Siemens (2,800 employees), Cube Smart HQ(350 Employees), Endo Pharmaceuticals (350 Employees), and St Gobain/Certanteed (1,000 Employees). Nearby retailers include Wegmans and Target.

POPULATION		3 MILES - 20,477	EMPLOYEES		3 MILES - 18,346
		5 MILES - 82,980			5 MILES - 72,458
		7 MILES - 166,420			7 MILES - 145,778
AVERAGE HH		3 MILES - \$154,133	HOUSEHOLDS		3 MILES - 7,607
		5 MILES - \$132,360			5 MILES - 33,099
		7 MILES - \$136,833			7 MILES - 66,371
TRAFFIC COUNTS: ROUTE 29: 22,000 VPD					



York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**BILL HESS | COLIN SWEENEY**  
717-843-5555  
www.bennettwilliams.com



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



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TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
A1-A4	TURNING POINTE DANCE	4,009
A5	GENTLEMEN'S CUT	806
A6	CHARLSETOWN DENTAL	1,507
B	PJ WHELIHAN'S	7,884
C1	DUNKIN DONUTS	1,736
C2	AVAILABLE	806-1,803
C3	AVAILABLE	997-1,803
C4	MAIN LINE INSTITUTE OF PLASTIC SURGERY	1,061
C5	VISUALEYES OPTIQUE	1,212



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