

CHARLESTOWN VILLAGE

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

± 997 SF AVAILABLE | FOR LEASE



PROJECT

Come join our new construction project Charlestown Village and Pj Whelihan's, 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 (23,000VPD). 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(50,000 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 Em- ployees), and St Gobain/Certanteed (1,000 Employees). Nearby retailers include Wegmans and Target.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	24,943	93,397	185,473
TOTAL EMPLOYEES	31,843	76,476	154,671
AVERAGE HHI	\$217,309	\$190,204	\$193,184
TOTAL HOUSEHOLDS	9,404	37,471	75,160

TRAFFIC COUNTS: **ROUTE 29** ± 23,000 VPD | **I-76** ± 50,000 VPD



Bill Hess

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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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	997
C3	SWEET ZEN BAKERY	806
C4	MAIN LINE INSTITUTE OF PLASTIC SURGERY	1,061
C5	VISUALEYES OPTIQUE	1,212



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About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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