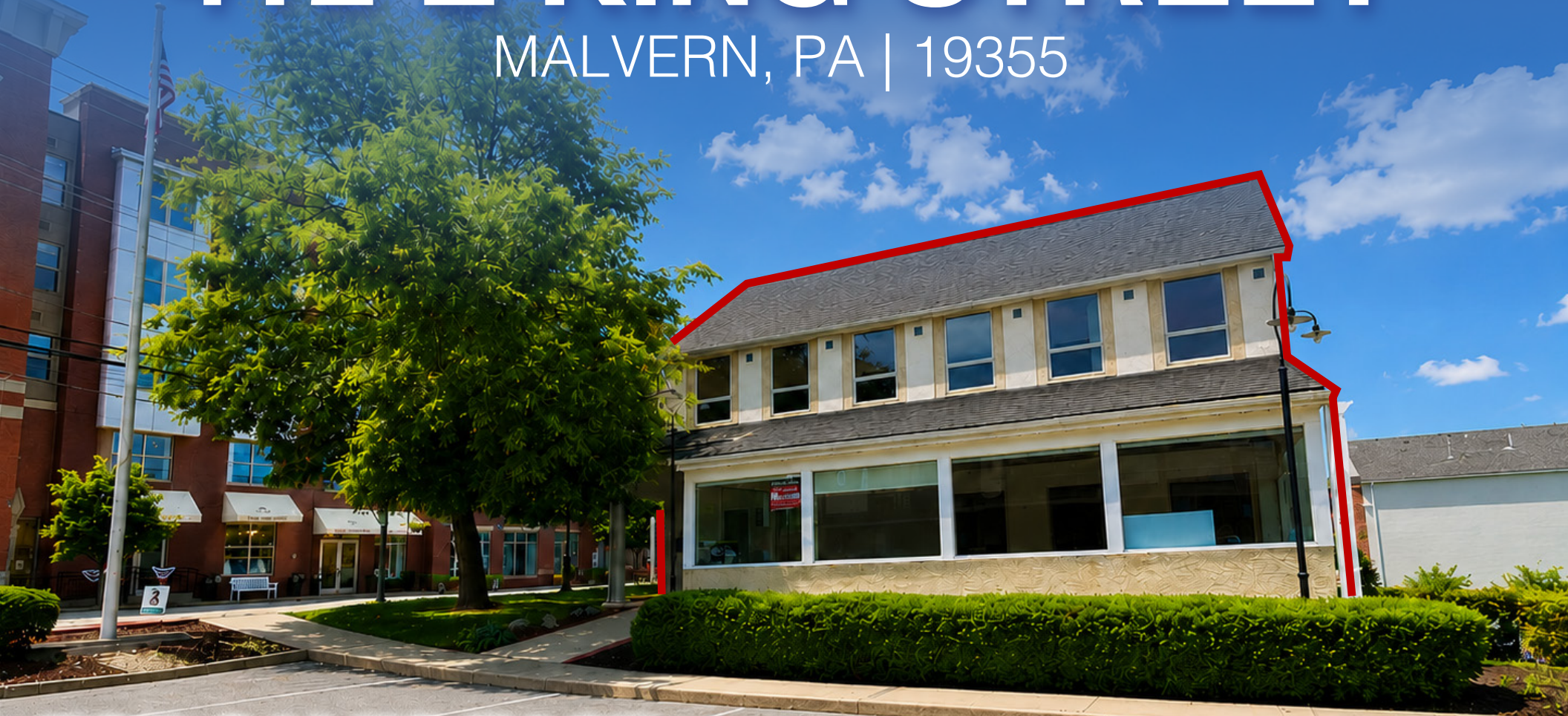


412 E KING STREET

MALVERN, PA | 19355



FOR SALE/LEASE

1ST FLOOR: 2,325SF RETAIL/OFFICE

2ND FLOOR: 2,036SF OFFICE

3RD FLOOR: 672SF OFFICE



JAMIE SCHMIDT | BILL HESS

For More Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF:

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COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY DESCRIPTION

This three-story mixed-use property offers 2,325 SF of ground-floor retail space and 2,036 SF of second floor office space with an additional 672 SF of office space on the third floor. Ideally situated along King Street in the heart of Malvern Borough, the property benefits from excellent visibility, great signage opportunities, ample on-site parking, and exceptional walkability. Surrounded by a busy hub of retail, office, and residential uses, the location provides convenient access to a vibrant business community and steady pedestrian traffic, making it an attractive opportunity for both investors and owner-users.



ZONING: C-4 HIGH INTENSITY DISTRICT (MALVERN BOROUGH)

- Personal Service Shop
- Restaurant
- Retail Store/Service
- Studio
- Professional Office



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GROUND FLOOR RETAIL

±2,325 SF



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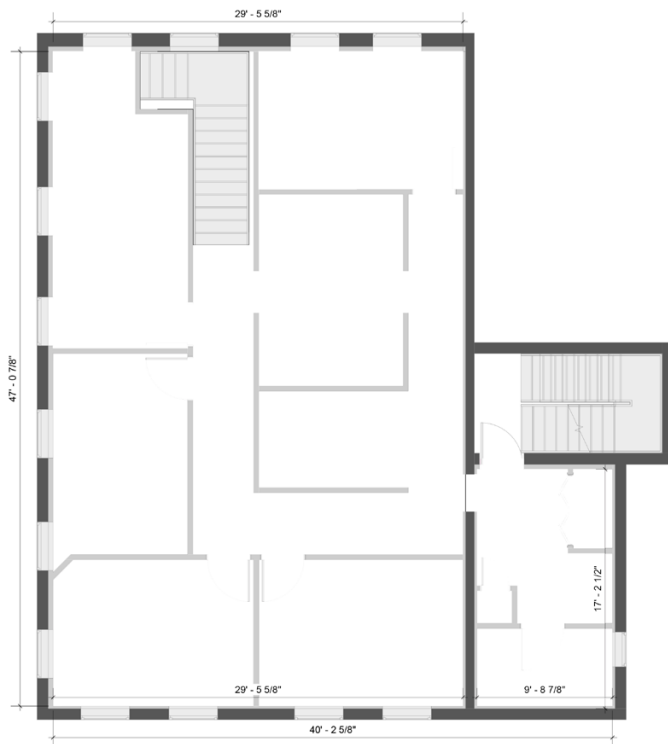
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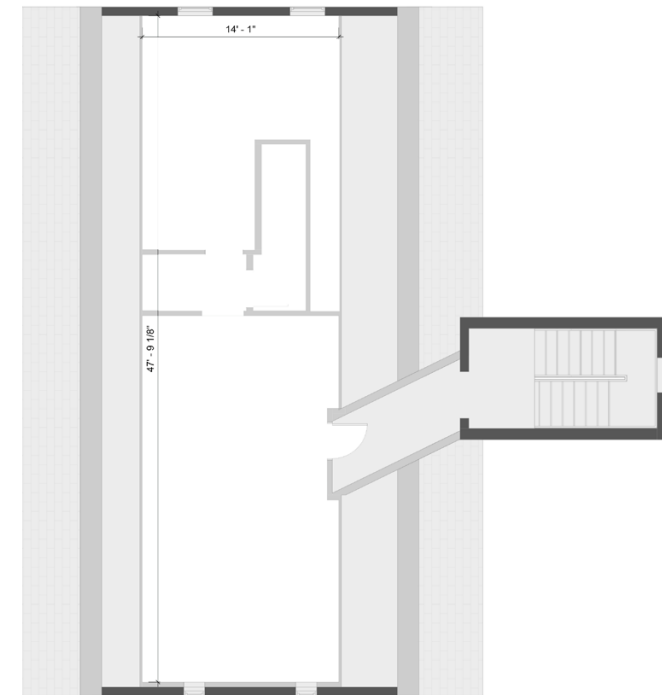
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2ND FLOOR: $\pm 2,036$ SF



3RD FLOOR: ± 672 SF



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MARKET AERIAL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,567	35,598	88,739
EMPLOYEES	6,368	44,661	84,060
AVERAGE HHI	\$192,260	\$221,227	\$228,131
HOUSEHOLDS	2,997	14,116	34,661
E King St: ±8,000 VPD			



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LANCASTER OFFICE:

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EXTON OFFICE:

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057



LISTING AGENTS:



James Schmidt

JSchmidt@bennettwilliams.com



Bill Hess

BHess@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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PROPERTY
MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

