

5 S MOREHALL RD

MALVERN, PA • 19355

±4,500 SF AVAILABLE

2ND GEN RESTAURANT
WITH DRIVE THRU

FOR LEASE



BILL HESS | ALEC WERNER | JAMIE SCHMIDT

FOR LEASING INFORMATION: 610.321.1111 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



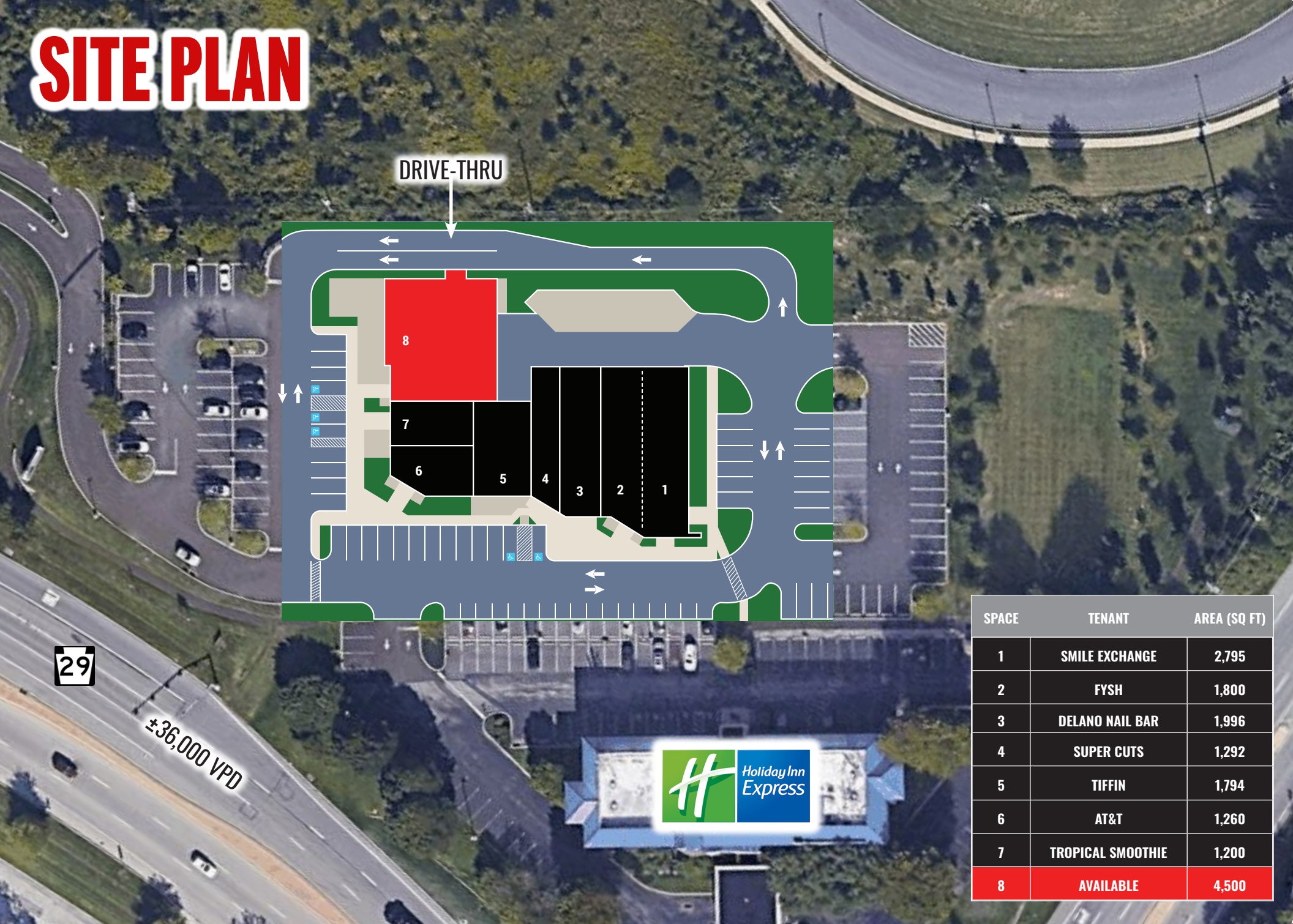
COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY HIGHLIGHTS

Turnkey opportunity to occupy a former Panera Bread, offering a fully equipped, second generation restaurant space with drive thru and outdoor patio seating, ideal for a quick service or fast casual concept looking to minimize build out costs and time to open. The center draws approximately 190,000 visits annually and benefits from strong national co-tenancy, drawing consistent daily traffic from established retail neighbors, within a trade area boasting high household incomes. In the proximity from a dense cluster of corporate campuses, including the Vanguard headquarters, this location offers a built-in daytime customer base of thousands of employees, making it a prime spot to capture breakfast, lunch, and after-work business.



SITE PLAN



SPACE	TENANT	AREA (SQ FT)
1	SMILE EXCHANGE	2,795
2	FYSH	1,800
3	DELANO NAIL BAR	1,996
4	SUPER CUTS	1,292
5	TIFFIN	1,794
6	AT&T	1,260
7	TROPICAL SMOOTHIE	1,200
8	AVAILABLE	4,500



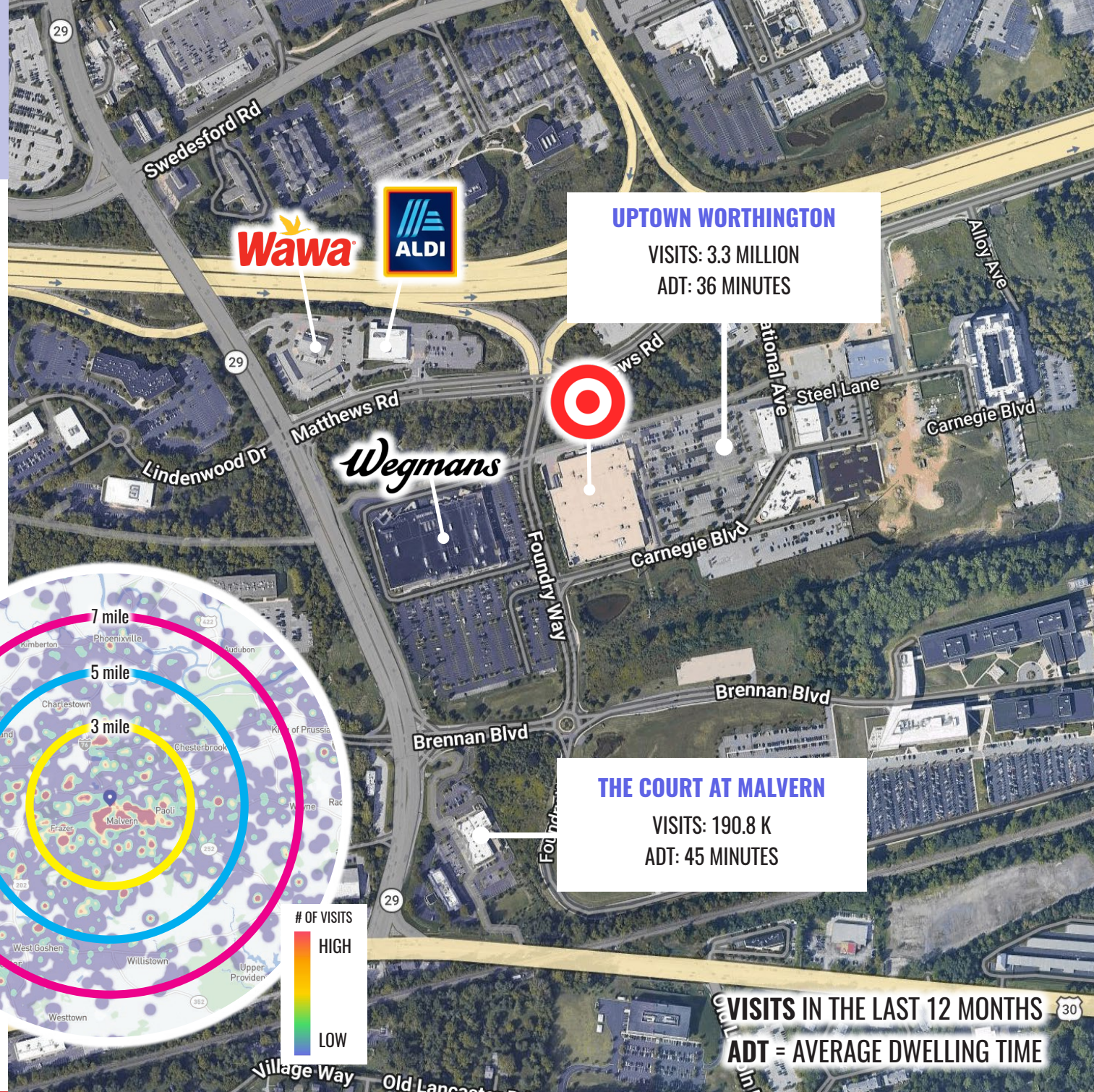
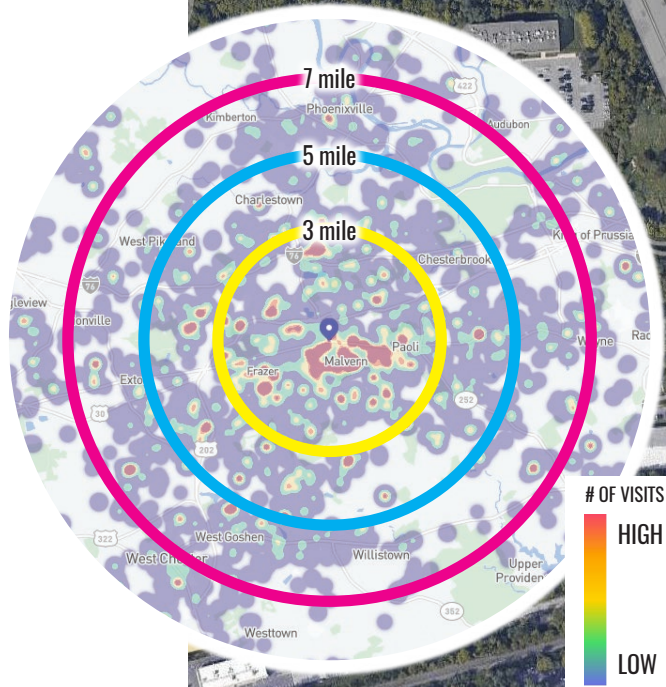
VISITS: 1.1 M
ADT: 28 MINUTES

Wegmans

VISITS: 1.5 M
ADT: 28 MINUTES



VISITS: 315.4K
AVG: 24 MINUTES



VISITS IN THE LAST 12 MONTHS
ADT = AVERAGE DWELLING TIME

MARKET OVERVIEW



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,699	37,856	85,970
EMPLOYEES	15,199	42,384	83,158
AVERAGE HHI	\$172,911	\$223,141	\$225,501
HOUSEHOLDS	2,637	14,707	33,142

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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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.

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.

