



# Eastside Flats

335 East King Street, Malvern, PA 19355

## Street Level Retail Opportunity in Malvern

### BUILDING DETAILS

#### Property Overview

<b>Total GLA</b>	27,876 sq. ft.
<b>Parking</b>	17 Street Spaces / 336 Garage Spaces
<b>Year Built</b>	2014
<b>Stories</b>	1 Retail / 3 Residential

#### Space Available

<b>Suite A3</b>	1,496 sq. ft.
<b>Suite B1,2,3</b>	4,303 sq. ft.
<b>Suite B4</b>	2,149 sq. ft.

#### Key Features

- Newly constructed high-end streetscape retail
- Located three blocks from Local and Regional Rail Access
- Retail below 190 luxury apartment units and adjacent to new Kimberton Whole Foods
- Surrounded by Philadelphia's most affluent suburbs with an average household income well over \$130,000
- 225,000 jobs are located within a 5-20 minute commute with an additional 300,000 jobs located within 25-45 minutes

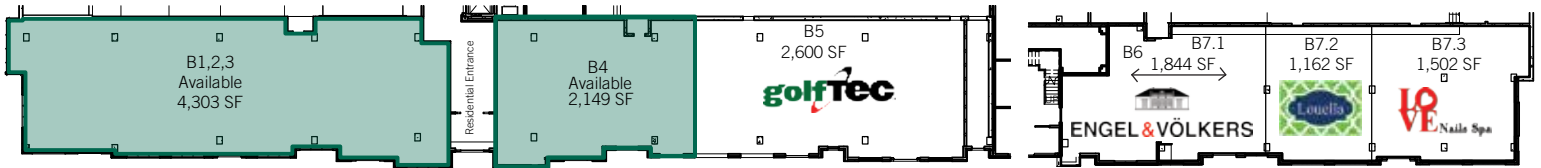




### BUILDING A



### BUILDING B



## DEMOGRAPHICS

POPULATION	HOUSEHOLDS (HH)	AVERAGE HH INCOME	DAYTIME EMPLOYEES	TOTAL RETAIL SPENDING
1 mile: 7,280	1 Mile: 3,162	1 Mile: \$134,279	1 Mile: 6,513	1 Mile: \$128,850,000
3 miles: 33,317	3 Miles: 13,006	3 Miles: \$181,584	3 Miles: 49,159	3 Miles: \$671,980,000
5 miles: 80,937	5 Miles: 32,438	5 Miles: \$184,635	5 Miles: 79,178	5 Miles: \$1,700,000,000