



# 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 A4 (Leased but Available)</b> | 1,819 sq. ft. |
| <b>Suite B1,2,3</b>                    | 4,339 sq. ft. |
| <b>Suite B7</b>                        | 1,162 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



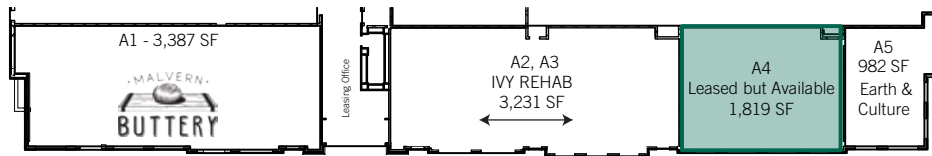
725 Conshohocken State Rd.  
Bala Cynwyd, PA 19004  
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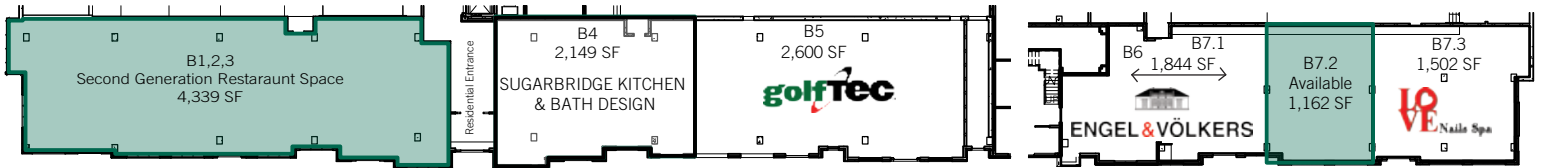
Marcella Curcio  
Leasing Representative  
(610) 731-6243



### 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 |