



# 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

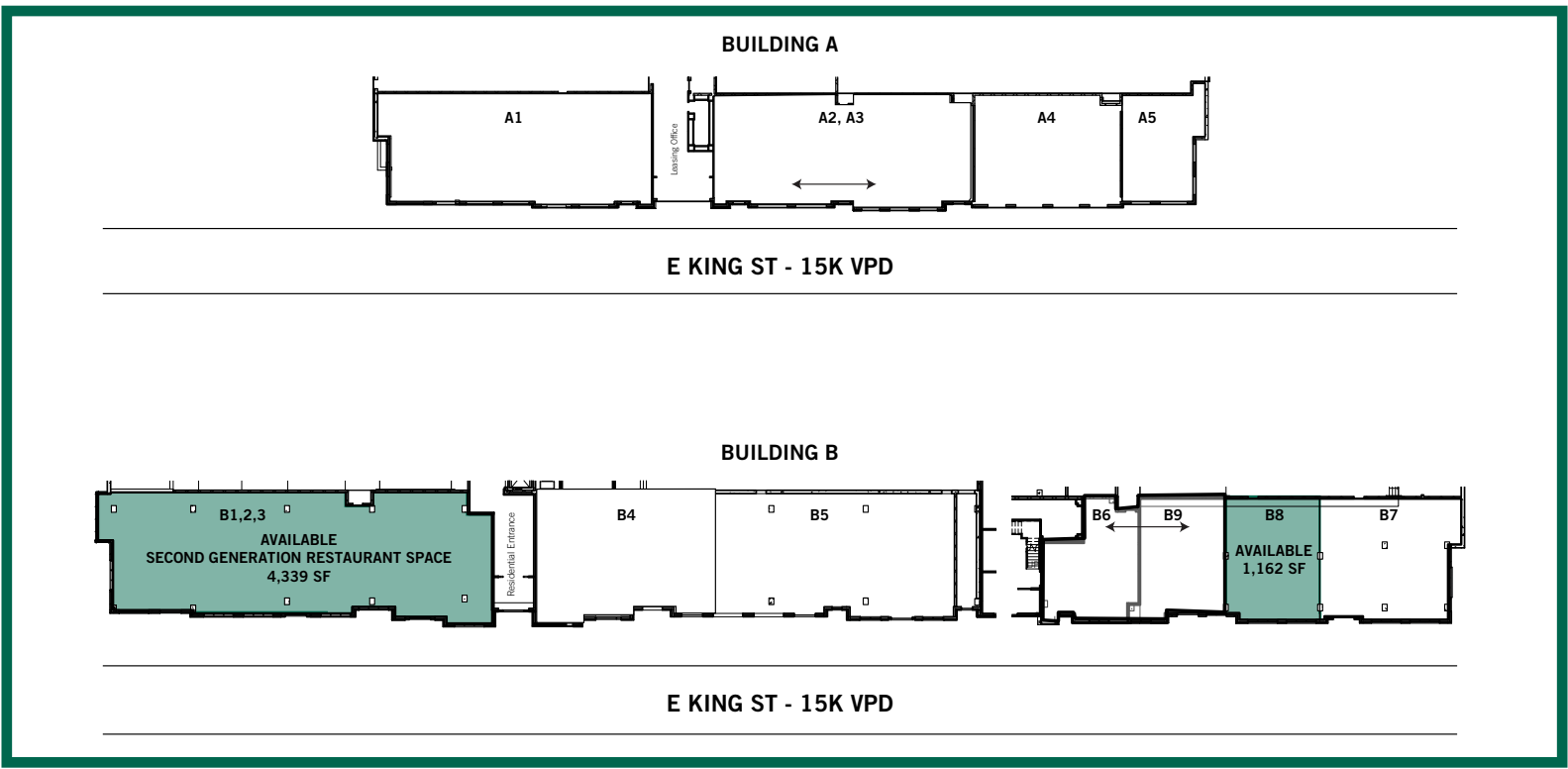
#### Space Available

<b>Suite 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





## DEMOGRAPHICS

POPULATION		HOUSEHOLDS (HH)		AVERAGE HH INCOME		DAYTIME EMPLOYEES		TOTAL RETAIL SPENDING	
1 mile:	7,161	1 Mile:	2,991	1 Mile:	\$185,243	1 Mile:	5,981	1 Mile:	\$153,860,000
3 miles:	34,785	3 Miles:	13,629	3 Miles:	\$212,319	3 Miles:	40,564	3 Miles:	\$793,310,000
5 miles:	87,438	5 Miles:	34,540	5 Miles:	\$225,358	5 Miles:	78,020	5 Miles:	\$2,120,000,000