

THE COURT AT MALVERN

Endcap: $\pm 4,500$ SF w/ Drive-Thru

5 S. Morehall Road, Malvern, Chester County, PA 19355

EQUITY CRE

AVAILABLE
SEPTEMBER 2025
 $\pm 4,500$ SF W/ DT



PROPERTY FEATURES & DETAILS

- Join Smile Exchange, Supercuts, Tropical Smoothie Café, Tiffin Indian Cuisine, FYSH Sushi & Poke, and Delano Nail Bar & Spa
- “Class A” retail in sought after Malvern market
- Adjacent to Holiday Inn Express – 88 guest rooms
- High ceilings
- Convenient parking
- Monument signs on Routes 29 and 30
- Area retailers include Wegman’s, Target, Chipotle, Starbucks, Aldi, Nudy’s Café, Chick-fil-a, and more
- Located at one of the most notable intersections in Chester County (Route 29 & Route 30)
- Malvern is home to one of the largest Class A office submarkets in the Philadelphia suburbs
- Property adjacent to Vanguard Campus (751,000 SF, 15,000 employees)
- Proximate to Paoli Hospital, Route 202, and I-76
- Avg HHI greater than \$200K within 3 mi radius

CONTACT

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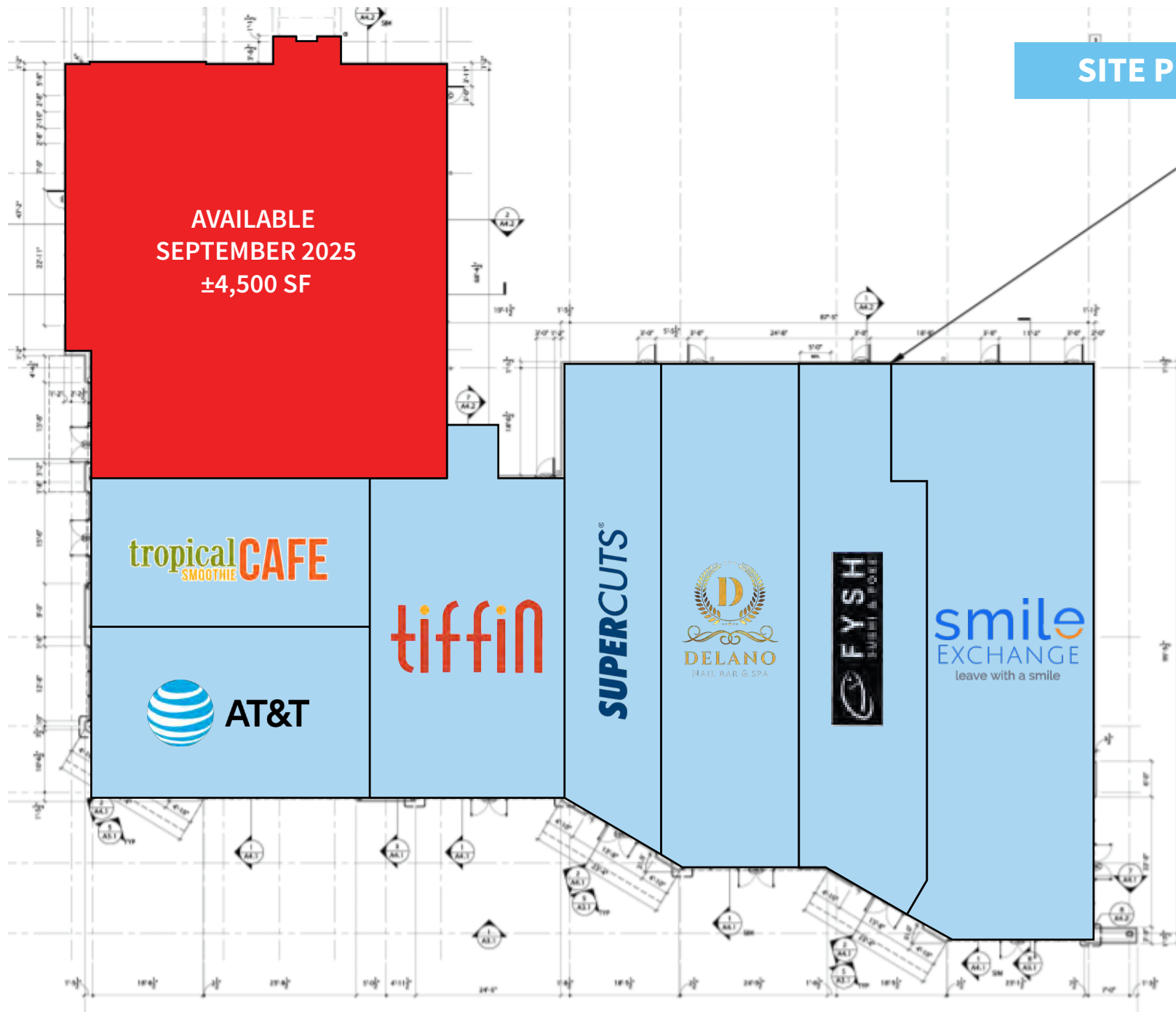
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SITE PLAN

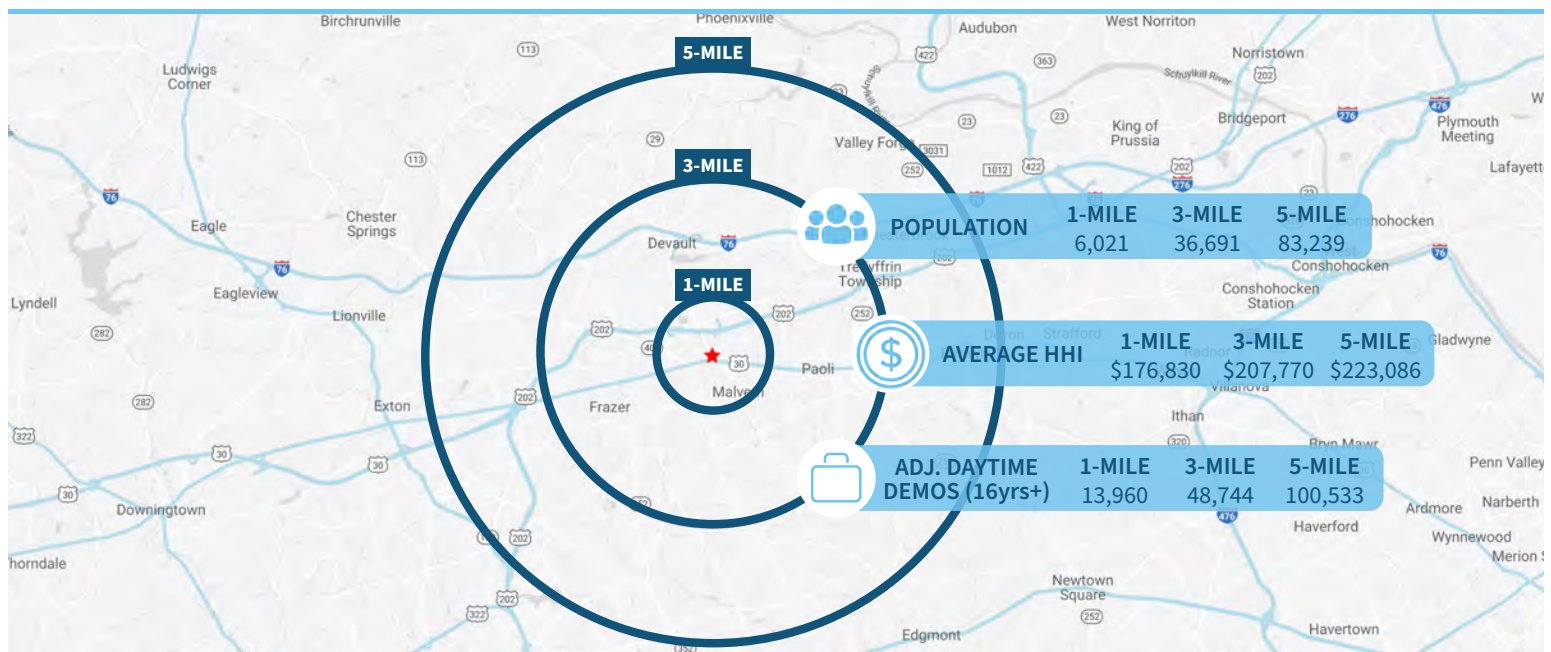


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EQUITY CRE**Demographic Overview (1, 3, 5-mile radius)****The right space. The right move.****CMRE** CAPITAL MARKETS
REAL ESTATE NETWORK

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06/25

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