

YOUR ULTIMATE GUIDE TO **MALVERN, PA**



KIRK R. SIMMON **YOUR LOCAL REALTOR®**

Every move is personal. I'm here to listen, advise, and deliver the local expertise you need to feel at home in Malvern.



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TEAM



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What You Need To Know Before Relocating to Malvern

Thinking about making a move to Malvern? You're in for something special.

With its walkable downtown, top-rated schools, scenic parks, and vibrant local businesses, Malvern blends small-town charm with modern convenience. Whether you're relocating for work, lifestyle, or family, this guide was designed to give you an inside look at what makes Malvern such a great place to call home.

Over the past 20+ years, I've helped hundreds of families buy and sell homes in the area. I created this guide to answer your most common questions, spotlight the best of Malvern, and help you settle in with confidence.

If you're thinking about making the move — or ready to start house hunting — I'd love to be your guide.

Warmly,

Kirk R. Simmon

The Kirk Simmon Team

RE/MAX Professional Realty

484-880-2388

Kirk@KirkSimmon.com

www.KirkSimmon.com





TABLE OF CONTENTS

1. About Malvern
2. Malvern Housing Market
3. Malvern Restaurants
4. Local Breweries
5. Wineries
6. Shopping Around Malvern
7. Arts & Entertainment
8. Parks & Recreation
9. Museums & Attractions
10. Destination Golf
14. Local Activities
15. Farms & Orchards
16. Hospitals & Urgent Care
17. Healthcare
18. Animals
19. Dog Parks
20. Utilities & Services
21. Driver & Vehicle Services
22. Schools
23. Commuting & Transportation



ABOUT MALVERN, PA

Malvern is a charming and vibrant community located along the Main Line in Chester County, PA. Known for its historic character, small-town feel, and exceptional location, Malvern blends timeless appeal with modern convenience. Just off Route 30 and close to Route 202 and the Malvern SEPTA train station, it's an ideal spot for commuters heading to Philadelphia, King of Prussia, or the Great Valley Corporate Center.

Malvern's walkable downtown is a standout feature, filled with locally owned boutiques, cozy cafes, restaurants, and community events like seasonal festivals and a popular farmers market. It offers the charm of a small town with the energy of a growing destination.

The area is served by highly regarded public and private schools, making it especially attractive for families. Malvern also features a wide variety of homes—from historic stone farmhouses and elegant estate homes to newer townhomes and low-maintenance carriage homes, many tucked into peaceful neighborhoods with tree-lined streets.

Nature lovers enjoy nearby Valley Forge National Historical Park, Ridley Creek State Park, and countless local trails and preserves. Whether you're looking for space to grow, a community to connect with, or a quiet retreat with quick access to everything, Malvern offers a balanced lifestyle that's hard to beat.

MALVERN'S HOUSING MARKET

Malvern, PA, offers a diverse range of neighborhoods, each with its unique charm and housing options. Here's an in-depth look:



MALVERN BOROUGH

- **Vibe:** Historic charm with a walkable downtown.
- **Price Range:** Approx. \$600K–\$900K.
- **Highlights:** Proximity to King Street's shops and restaurants; access to SEPTA Regional Rail



CHARLESTOWN TOWNSHIP

- **Vibe:** Scenic and rural with upscale estates and newer developments.
- **Price Range:** \$800K–\$2M+.
- **Highlights:** Privacy, natural beauty, and proximity to Phoenixville.



EAST WHITELAND TOWNSHIP

- **Vibe:** Suburban convenience with modern developments.
- **Price Range:** \$500K–\$1.1M+.
- **Highlights:** Access to major highways, shopping centers, and corporate offices.



WILLISTOWN TOWNSHIP

- **Vibe:** Pastoral landscapes with historic estates.
- **Price Range:** \$850K–\$3M+.
- **Highlights:** Rolling hills, open spaces, and a strong sense of community.

MALVERN'S TOWNHOMES

Malvern, PA, offers a variety of townhome options, each with its own unique appeal, pricing, and amenities. Here's an in-depth look:



MALVERN BOROUGH

- **Vibe:** Classic charm in a walkable, village-style setting.
- **Price Range:** \$650K–\$800K
- **Highlights:** Easy access to King Street shops and cafés, SEPTA rail, and boutique-style communities.



CHARLESTOWN TOWNSHIP

- **Vibe:** Quiet and scenic with upscale townhome enclaves.
- **Price Range:** \$500K–\$850K
- **Highlights:** Newer construction with garages, open layouts, and close proximity to Phoenixville and Rt. 29.



EAST WHITELAND TOWNSHIP

- **Vibe:** Suburban convenience with modern developments.
- **Price Range:** \$500K–\$750K
- **Highlights:** Larger planned communities with amenities; quick access to Rt. 202, Great Valley Corporate Center, and shopping at Uptown Worthington.



WILLISTOWN TOWNSHIP

- **Vibe:** Peaceful, residential feel with historic charm.
- **Price Range:** \$400K–\$650K
- **Highlights:** Smaller communities with mature landscaping, quiet streets, and access to Ridley Creek and Greentree Park.

TOP 10 PLACES TO EAT IN MALVERN

Whether you're grabbing a casual breakfast, celebrating a special occasion, or just exploring the town, Malvern offers a delicious mix of classic favorites and chef-driven cuisine. Here are 10 local go-to spots you won't want to miss.

Limoncello Ristorante

📍 9 N Walnut St, West Chester, PA
Authentic Italian classics and cozy family-friendly vibes.

Mae's

📍 39 W Gay St, West Chester, PA
Modern BYOB with a farm-to-table twist and popular brunch menu.

Market Street Grill

📍 6 Market St, West Chester, PA
Beloved all-day breakfast spot with local diner atmosphere.

Roots Café

📍 133 E Gay St, West Chester, PA
Organic, sustainable eats in a rustic-chic space.

The Social

📍 117 E Gay St, West Chester, PA
Southern comfort food and live entertainment.



Dolce Zola

📍 134 E Gay St, West Chester, PA
Fresh handmade pasta and BYOB hospitality.

Opa Tavern

📍 40 E Gay St, West Chester, PA
Greek dishes made with heart and heritage.

Stove & Tap

📍 158 W Gay St, West Chester, PA
Hip gastropub with craft drinks and big flavors.

Iron Hill Brewery

📍 3 W Gay St, West Chester, PA
House-brewed beer and American pub favorites.

The Original Spence Café

📍 131 N High St, West Chester, PA
Upscale BYOB with locally sourced ingredients.



LOCAL BREWERIES

Explore the vibrant craft beer scene in and around Malvern, PA. From cozy taprooms to lively beer gardens, there's something for every beer enthusiast.

Locust Lane Craft Brewery

📍 50 Three Tun Rd, Suite 4, Malvern, PA 19355

A community-focused brewery offering simply crafted beers in a welcoming taproom with outdoor seating.

🌐 locustlanecraftbrewery.com

Sly Fox Taphouse at The Grove

📍 20 Liberty Blvd, Suite 100, Malvern, PA 19355

Award-winning Sly Fox beers served with pizza, wings, and more in a lively indoor-outdoor taphouse.

🌐 slyfoxbeer.com/malvern

Lot 6 Beer Garden

📍 5 Country View Rd, Malvern, PA 19355
Seasonal open-air beer garden with food trucks, live music, and rotating beer taps.

🌐 lot6malvern.com

Brick & Brew Gastropub

📍 400 E King St, Malvern, PA 19355

Not a brewery, but a must-visit for craft beer lovers. Elevated bar food, rotating taps, and artisan cocktails.

🌐 www.bricknbrewpub.com/malvern

The Furrow Blendery and Ghost Garden

📍 Malvern, PA

Specializing in mixed-fermentation ales with a rustic outdoor beer garden experience.

🌐 facebook.com/thefurrowblendery

Suburban Brewing Company

📍 3041 Horseshoe Pike, Honey Brook, PA 19344

A bit outside Malvern, but a local favorite for creative small-batch beers and relaxed vibes.

🌐 suburbanbrewingco.com

LOCAL WINERIES TO VISIT

Discover the rich flavors and inviting atmospheres of these local wineries, perfect for leisurely afternoons and special occasions.



Penns Woods Winery

📍 124 Beaver Valley Rd, Chadds Ford

🌐 pennswoodswinery.com

Family-run vineyard with outdoor tastings, live music, and 100% PA-grown wines.

Stargazers Vineyard

📍 1024 Wheatland Dr, Coatesville

🌐 stargazersvineyard.com

Cozy, scenic spot known for its picnic-friendly lawn and laid-back vibe.

The Inn at Grace Winery

📍 50 Sweetwater Rd, Glen Mills

🌐 gracewinery.com

Winery and boutique inn on a historic farm estate — ideal for events or weekend getaways.

Chaddsford Winery

📍 632 Baltimore Pike, Chadds Ford

🌐 chaddsford.com

One of PA's largest and most popular wineries, known for seasonal events and diverse wine offerings.

Stone Barn Cellars Winery

📍 3050 Pottstown Pike, Spring City

🌐 stonebarncellars.com

Rustic stone barn setting with handcrafted wines and a cozy indoor tasting space.

Turks Head Wines

📍 120 N Church St, West Chester

🌐 turksheadwines.com

Small-batch wines with a modern tasting room and private event space in downtown West Chester.

SHOPPING AROUND MALVERN

From everyday essentials to boutique finds, Malvern offers convenient access to a variety of retail destinations.

King Street Shops (Downtown Malvern)

📍 King St, Malvern, PA 19355

Locally owned boutiques, gift shops, and cafés in a charming, walkable downtown setting.

The Grove at Malvern

📍 10 Liberty Blvd, Malvern, PA 19355

Upscale shopping and dining plaza featuring boutique fitness studios, salons, home décor stores, and restaurants.

Lincoln Court Shopping Center

📍 215 Lancaster Ave, Frazer, PA 19355

A practical mix of everyday shopping: Giant Food Store, HomeGoods, Staples, dry cleaning, and casual dining.

Paoli Shopping Center

📍 41 Paoli Plaza, Paoli, PA 19301

Neighborhood shopping center with Acme, hardware store, wine & spirits, banks, salons, and restaurants.



Uptown Worthington

📍 70 Town Center Rd, Collegeville, PA 19426

A large lifestyle center anchored by Wegmans, with Sephora, Ulta, HomeSense, and a wide selection of restaurants and retail chains.

Main Street at Exton

📍 128 Woodcutter St, Exton, PA 19341

Open-air shopping center with national retailers like Target, Old Navy, Barnes & Noble, and several restaurants.

King of Prussia Mall

📍 160 N. Gulph Rd, King of Prussia, PA 19406

One of the largest malls in the U.S., featuring luxury brands, major retailers, and fine dining.

King of Prussia Town Center

📍 155 Village Dr, King of Prussia, PA 19406

An upscale outdoor plaza with trendy restaurants, fitness studios, and boutique shopping. A modern alternative to the traditional mall.



ARTS & ENTERTAINMENT

Whether it's live theater, local art, or outdoor concerts, Malvern and its nearby towns offer an inspiring creative scene.

People's Light [Theater]

📍 39 Conestoga Rd, Malvern

🌐 peopleslight.org

A professional theater company staging plays year-round, from Shakespeare to world premieres.

The Farmhouse at People's Light [Venue]

📍 39 Conestoga Rd, Malvern

🌐 peopleslight.org

Charming on-site event space for weddings, corporate events, and community gatherings.

Fox Barn at Twenty9 [Live Music + Events]

📍 16 Great Valley Pkwy, Malvern

🌐 twenty9restaurant.com

Rustic-chic venue offering live music and private parties with Great Valley views.

Blue Heron Studio [Art & Workshops]

📍 123 King St, Malvern

🌐 blueheronmalvern.com

Local art studio offering creative workshops, events, and small exhibits.

Main Line Art Center [Art Exhibits + Classes]

📍 746 Panmure Rd, Haverford

🌐 mainlineart.org

Contemporary art center with rotating gallery shows, classes, and community events.

Wayne Art Center [Gallery + Classes]

📍 413 Maplewood Ave, Wayne

🌐 wayneart.org

A Main Line favorite for gallery exhibitions, art education, and seasonal festivals.

Malvern Retreat House Art Show [Annual Event]

📍 315 S Warren Ave, Malvern

🌐 malvernretreat.com

One of the area's largest juried art shows, held each February featuring regional fine artists.

Music at The Grove [Outdoor Concert Series]

📍 10 Liberty Blvd, Malvern

🌐 thegrovetmalvern.com

Free summer concerts held on the green at The Grove — great for families, food trucks, and laid-back nights.

PARKS & TRAILS

Explore the natural beauty of Malvern and its surrounding areas. From tranquil walking trails to vibrant community parks, there's something for everyone.

Burke Park

📍 26 S Warren Ave, Malvern Borough
Neighborhood park with shaded paths, a pavilion, and a playground.

Rubino Memorial Park

📍 E. Broad St & Old Lincoln Hwy, Malvern Borough
Quiet corner park with a small pavilion and tot-lot playground.

Quann Memorial Park

📍 Warren Ave & First Ave, Malvern Borough
Basketball court, baseball field, and access to nearby trails and historic Paoli Battlefield.

Herzak Park

📍 Bridge St & Old Lincoln Hwy, Malvern Borough
Small urban court with a full-size public basketball hoop.

Randolph Woods

📍 Off Woodland Ave, Malvern Borough
Wooded trails for walking, birdwatching, and connecting to Willistown's Duffryn Trail system.

Valley Creek Park

📍 361 N Morehall Rd, East Whiteland Twp
Tennis courts, playground, picnic pavilion, and trail access along the creek.

Greentree Park

📍 18 Grubb Rd, Willistown Township
7-acre park with playgrounds, fields, basketball courts, and walking paths.

Mill Road Park

📍 Mill Rd, Willistown Township
Open green space, Samantha's Playground, ball fields, and nature trails.

West Goshen Community Park

📍 N. Five Points Rd & Fern Hill Rd, West Chester
Large regional park with paved walking paths, sports courts, playgrounds, and outdoor concerts.

DAY TRIP DESTINATIONS

Marsh Creek State Park

📍 675 Park Rd, Downingtown
🌐 dcnr.pa.gov

A scenic lake surrounded by 1,700+ acres for kayaking, sailing, fishing, hiking, disc golf, and winter activities — just 25 minutes from Malvern.

MUSEUMS & ATTRACTIONS

Explore the rich cultural and historical sites in and around Malvern, PA. From artist studios to historic battlefields, there's something for everyone.

Wharton Esherick Museum

📍 1520 Horseshoe Trail, Malvern, PA 19355

🌐 whartonesherickmuseum.org

A National Historic Landmark showcasing the hand-built home and studio of visionary wood sculptor Wharton Esherick. Tours by reservation only.

Historic Sugartown

📍 690 Sugartown Rd, Malvern, PA 19355

🌐 historicsugartown.org

A preserved 19th-century village with workshops, a bindery, and local exhibits offering a glimpse into rural Pennsylvania history.

People's Light

📍 39 Conestoga Rd, Malvern, PA 19355

🌐 peopleslight.org

One of Pennsylvania's largest professional theaters, producing original plays, classics, and community programs.

Paoli Battlefield Historical Park

📍 Monument Ave & Wayne Ave, Malvern, PA 19355

🌐 pbpfinc.org

Site of the 1777 Paoli Massacre, featuring monuments, trails, and living history events.

American Helicopter Museum

📍 1220 American Blvd, West Chester, PA 19380

🌐 americanhelicopter.museum

Interactive aviation museum featuring real helicopters, simulators, and kid-friendly exhibits.

Colonial Pennsylvania Plantation

📍 3900 N Sandy Flash Dr, Newtown Square, PA 19073

🌐 colonialplantation.org

Living history farm showcasing 18th-century life through farming demos, reenactments, and educational tours.

Brandywine Museum of Art

📍 1 Hoffman's Mill Rd, Chadds Ford, PA 19317

🌐 brandywine.org/museum

Home to the Wyeth family's iconic works and regional American art in a restored 19th-century mill.

Longwood Gardens

📍 1001 Longwood Rd, Kennett Square, PA 19348

🌐 longwoodgardens.org

One of the premier botanical gardens in the country. Features seasonal fountain shows, lush conservatories, and stunning formal gardens year-round.

DESTINATION GOLF

Whether you're looking for a quick round or a premier club experience, Malvern offers great access to both public and private courses within a 30-minute drive.

Applebrook Golf Club [Private]

📍 100 Line Rd, Malvern, PA 19355

🌐 applebrookgolfclub.com

Gil Hanse-designed with top-tier amenities and playability.

Chester Valley Golf Club [Private]

📍 430 Swedesford Rd, Malvern, PA 19355

🌐 chestervalleygc.org

Par-70 championship layout with classic design and strong tradition.

White Manor Country Club [Private]

📍 831 Providence Rd, Malvern, PA 19355

🌐 whitemanorcc.com

Modernized course with full family and social amenities.

Phoenixville Country Club [Private]

📍 355 Country Club Rd, Phoenixville, PA 19460

🌐 phoenixvillecc.com

Scenic and tight 9-hole course with a strong community feel.

Hershey's Mill Golf Club [Private]

📍 401 Chandler Dr, West Chester, PA 19380

🌐 hersheysmillgolfclub.com

Well-kept and friendly 18-hole course inside a gated community.



Waynesborough Country Club [Private]

📍 440 Darby Paoli Rd, Paoli, PA 19301

🌐 waynesboroughhcc.com

Championship course with rolling hills and top-tier amenities.

Pickering Valley Golf Club [Public]

📍 450 S Whitehorse Rd, Phoenixville, PA 19460

🌐 golfpickeringvalley.com

Affordable 18-hole layout with scenic elevation changes.

Kimberton Golf Club [Public]

📍 162 Ridge Rd, Phoenixville, PA 19460

🌐 kimbertongolfclub.com

Classic Fazio-designed public course with a loyal following.

Play-a-Round Golf (Indoor) [Public]

📍 245 Lancaster Ave, Malvern, PA 19355

🌐 playaroundgolf.net

Simulators with dozens of course options — great for year-round play.

Knickerbocker Driving Range [Public]

📍 248 W Liberty Blvd, Malvern, PA 19355

🌐 [Facebook Page](#)

No-frills local range with both grass and mat options.

LOCAL ACTIVITIES

ART

AR Workshop

233 E. King St., Malvern, PA 19355

<https://www.arworkshop.com/>

An instructor-led workshop to make customizable wood signs, frames, canvas pillows, round signs, centerpiece boxes, trays, chunky knit blankets and more.

Painting With A Twist

1502 West Chester Pike, West Chester, PA 19382

<https://www.paintingwithatwist.com/>

Nailed It DIY Studio

256 Bridge Street, Phoenixville, PA

<https://phoenixville.naileditdiy.com/>

Hand built wood decor for your home and more.

BOWLING

Devon Lanes

300 Lancaster Ave, Devon, PA 19333

<https://devonlanes.com/>

Palace Bowling

977 E Lancaster Ave, Downingtown, PA 19335

<https://www.thepalacebowling.com/>

Round 1 Bowling & Amusement - Exton Square Mall

260 Exton Square Pkwy, Exton, PA 19341

<https://www.round1usa.com/location/exton-square-mall/>

Round1 is a multi-entertainment facility offering Bowling, Billiards, Karaoke, and over 250 arcade games.

CERAMICS

Painted Plate

104 W. Market St., West Chester, PA 19382

<https://www.paintedplatepottery.com/>

LOCAL ACTIVITIES

INDOOR FUN

Arnolds Family Fun Center

2200 West Drive, Oaks, PA 19456

<http://arnoldsffc.com/>

Go-karts, ropes course, laser tag, arcade, bowling lanes, black light mini golf and more.

BounceU

882 Springdale Drive, Exton, PA 19341

<https://www.bounceu.com/exton-pa/>

Charming Star Playroom (kids age 0-6)

4627 West Chester Pike, Newtown Square, PA 19073

<https://www.charmingstarplayroom.com/>

Socks only, reservations required.

Grand Slam USA

11 Lancaster Ave., Malvern, PA 19355

<http://www.grandslammalvern.com/>

Activities include laser tag, batting cages, glow in the dark mini-golf, arcade games, ninja obstacle course, and more.

Jumper's Family Fun Zone

5117 West Chester Pike, Newtown Square, PA 19073

<https://www.funatjumpers.com/>

Skyzone

Indoor trampoline park.

To find one near you, click

<https://www.skyzone.com/locations>

Urban Air

Trampoline & Adventure Park

981 E. Lancaster Ave., Downingtown, PA 19335

<https://www.urbanairtrampolinepark.com/locations/pennsylvania/downingtown>

Oasis Family Fun Center

35 LaCrue Ave, Suite 4, Glen Mills, PA 19342

<http://www.oasisfamilyfun.com/>

Indoor soft playground with slides, tunnels, games, and rock climbing wall.

LOCAL ACTIVITIES

Philadelphia Rocks Gyms

<https://philarockgym.com/>

Locations in Malvern, Oaks, and others.
Providing a fun and challenging environment for climbers of all skill levels.

Round 1 Bowling & Amusement - Exton Square Mall

260 Exton Square Pkwy, Exton, PA 19341
<https://www.round1usa.com/location/exton-square-mall/>

Round1 is a multi-entertainment facility offering Bowling, Billiards, Karaoke, and over 250 arcade games.

SKATING

Ice Line - Ice Skating

700 Lawrence Dr., West Chester, PA 19380
<http://iceline.pointstreaksites.com/view/iceline>

Chester County Sports Arena - Ice Skating

4553 W. Lincoln Hwy., Downingtown, PA 19335
<http://chestercountysportsarena.com/>

LIBRARY

Henrietta Hankin Library

215 Windgate Dr., Chester Springs, PA 19425
<http://chescolibraries.org/>

Chester County Library

450 Exton Square Pkwy, Exton, PA 19341
Offers many events. Some events you need to register for.
<http://chescolibraries.org/>

Easttown Library

720 First Ave., Berwyn, PA 19312
<https://www.easttownlibrary.org/>

West Chester Public Library

415 N. Church St., West Chester, PA 19380
<http://wcpubliclibrary.org/>

RAILROAD

New Hope Railroad

32 West Bridge St., New Hope, PA 18938
<https://www.newhoperrailroad.com/>

Strasburg Railroad

301 Gap Road, Ronks, PA 17572
<https://www.strasburgrailroad.com/>

West Chester Railroad

500 S. Adams St., West Chester, PA 19380
<http://www.westchesterrr.net/index.html>

LOCAL ACTIVITIES

OUTDOOR ACTIVITIES

Chester County Sports Arena

4533 W. Lincoln Hwy, Downingtown, PA 19335

Indoor space with multi-sport rink along with arcade. Outside has mini golf course, acres of trails, creeks, and woods. Summer and school day camps with activities such as zip-lining, swimming, laser tag, moonbounces, kayaking, fishing, and more.
<http://chestercountysportsarena.com/>

Markie's Mini Golf

360 Schuykill Rd, Phoenixville PA 19460
<http://www.markiesminigolf.com/>

Northbrook Canoe Company

1810 Beagle Rd, West Chester, PA 19382
<http://www.northbrookcanoe.com/>

Port Providence Paddle

264 Canal St, Phoenixville, PA 19460
<http://www.canoeandkayak.biz/>

Treehouse World

1442 Phoenixville Pike, West Chester, PA 19380
<https://www.treehouseworld.com/>

ZOOS

Elmwood Park Zoo

1661 Harding Blvd., Norristown, PA 19401
<http://www.elmwoodparkzoo.org/>

Philadelphia Zoo

3400 W. Girard Ave., Philadelphia, PA 19104
<http://www.philadelphiazoo.org/>



FARMS & ORCHARDS

From visiting animals to picking your own fruits, there are lots of farms in the area.

Cherry Crest Farm

150 Cherry Hill Road, Ronks, PA 17572

<http://www.cherrycrestfarm.com/>

Highland Orchards

1000 Marshallton-Thorndale Rd, West

Chester, PA 19380

<http://www.highlandorchards.net/>

Linvilla Orchards

137 West Knowlton Rd., Media, PA 19063

<https://www.linvilla.com/>

Milky Way Farm & Chester Springs

Creamery

521 E Uwchlan Ave, Chester Springs, PA
19425

<https://www.milkywayfarm.com/>

Visit in the spring/summer/fall for and taste the flavors of homemade ice cream from Chester Springs Creamery. In October you can pick your own pumpkins with free hayrides to the field.

Sugartown Farm

650 Sugartown Rd, Malvern, PA 19355

<https://sugartownstrawberries.com/>

Fresh strawberries, plus fresh vegetables and fall fun.



HOSPITALS & URGENT CARE

From everyday care to emergency services and specialized pediatric treatment, the Malvern area offers quick access to some of the region's most trusted hospitals and urgent care centers.

Paoli Hospital

📍 255 W Lancaster Ave, Paoli

Full-service Main Line Health hospital with ER, maternity, orthopedics, and Level II trauma care.

Chester County Hospital

📍 701 E Marshall St, West Chester

Part of Penn Medicine, offering advanced cardiac, surgical, and cancer services with 24/7 emergency care.

Bryn Mawr Rehab Hospital

📍 414 Paoli Pike, Malvern

Regional leader in physical and cognitive rehabilitation with both inpatient and outpatient therapy.

Nemours Children's Hospital, Delaware

📍 1600 Rockland Rd, Wilmington, DE

World-renowned pediatric hospital offering specialized care across nearly every field — approx. 35 minutes from Malvern.

AFC Urgent Care – Frazer/Malvern

📍 215 Lancaster Ave, Malvern

Daily walk-in care for illnesses, injuries, testing, and physicals.

Main Line Health Urgent Care

📍 Exton, Concordville & surrounding towns

Walk-in care for non-emergency medical needs, open 365 days a year.

Tower Health Urgent Care

📍 Nearby Locations (Downingtown, Exton)

Fast care for common conditions, X-rays, and occupational health.

Premier Orthopaedics – Malvern Ortho Urgent Care

📍 266 W Lancaster Ave, Malvern

Specialized walk-in treatment for sports injuries, fractures, and joint pain.



PRIMARY & PEDIATRIC CARE

Malvern is home to many trusted medical practices for both children and adults.

HOW TO FIND LOCAL DOCTORS

These trusted platforms can help you search for doctors:

Healthgrades

[healthgrades.com](https://www.healthgrades.com)

Find and compare doctors, dentists, and hospitals in your area based on reviews and specialty.

Zocdoc

[zocdoc.com](https://www.zocdoc.com)

Book appointments online with local doctors and see availability by day, time, and insurance.

Main Line Health Directory

mainlinehealth.org/providers

Search for Paoli Hospital-affiliated physicians by name, specialty, or location.

Penn Medicine Provider Search

pennmedicine.org/providers

View all Penn doctors and practices near Malvern, Exton, and West Chester.

PEDIATRICS

Nemours Children's Health – Paoli

 255 W Lancaster Ave, Paoli

Specialty pediatric care with direct access to Nemours Children's Hospital in Wilmington.

 nemours.org

CHOP Primary Care – Exton & West Chester

Local offices of the nationally ranked Children's Hospital of Philadelphia.

 chop.edu

All Star Pediatrics – Exton & West Chester

Friendly, independent pediatric group offering evening and weekend hours.

 allstarpediatrics.com

PET-FRIENDLY LIFE IN MALVERN

Looking for places to explore with your four-legged friend? Whether it's grabbing a bite, enjoying live music, or spending time outdoors, the Malvern area is full of dog-friendly patios, parks, and hangouts where tails are always welcome.

DOG PARKS

Overlook Dog Park

📍 West Chester, PA

Fenced-in dog park with large/small dog areas, agility features, and shaded seating.

Jojo Springs Dog Sanctuary (Private / Reservation Only)

📍 Malvern, PA

Off-leash dog haven with a pool and acres of space to roam. Reservation required.

Reservoir Dog Park

📍 Corner of Reservoir Rd & West Central Ave, Paoli

Spacious, wooded dog park tucked into a residential area. Local favorite for off-leash fun and casual meetups.

Exton Park Dog Park

📍 800 E Swedesford Rd, Exton

Well-maintained fenced-in area with separate sections for large and small dogs, benches, and water fountains.



PET-FRIENDLY PLACES

Four Dogs Tavern

📍 1300 W Strasburg Rd, West Chester
Rustic tavern with a big dog-friendly patio and seasonal menu. A local favorite.

The Grove at Malvern

📍 10 Liberty Blvd, Malvern
Open-air plaza with outdoor dining, live music, and leashed-dog access.

Brick & Brew

📍 400 E King St, Malvern
Gastropub with cozy patio tables that welcome dogs.

Terrain Café

📍 138 W Lancaster Ave, Devon
Stylish garden café with dog-friendly outdoor seating.

Bark Social

📍 111 Park Ave, King of Prussia
Membership-based dog park + bar where pups play while you relax.

PETS BOARDING, DAYCARE & GROOMING

Whether you're heading out of town or just need a trusted place for play and pampering, Malvern offers top-notch facilities to keep your pets happy, safe, and well cared for.



BOARDING, DAYCARE & GROOMING

Wagsworth Manor Pet Resort

📍 27 Spring Mill Dr, Malvern

🌐 wagsworthmanor.com

Luxury boarding, daycare, and full-service grooming on 6 acres with indoor/outdoor play zones.

Lucie's Barkingham Palace

📍 2463 Yellow Springs Rd, Malvern

🌐 luciesbarkinghampalace.com

Boutique-style daycare and boarding with spa grooming and personalized care.

K9 Resorts Luxury Pet Hotel

📍 43 Malin Rd, Malvern

🌐 k9resorts.com

Upscale dog boarding with cage-free suites and optional grooming services.

Great Valley Pet Hotel

📍 25 Davis Ave, Malvern

🌐 greatvalleypethotel.com

Family-owned boarding, daycare, and grooming facility with 2 acres of play space.

GROOMING ONLY

Malvern Grooms

📍 81 Lancaster Ave, Malvern

🌐 malverngrooms.com

Gentle, full-service grooming for all breeds in a calm setting.

Jolie Chien

📍 113 E King St, Malvern

🌐 joliechienpetspa.com

Chic pet spa offering grooming and upscale pet accessories.

🚐 MOBILE GROOMING

Head to Tail Mobile Grooming

📍 Serving Malvern & Surrounding Areas

🌐 headtotailgrooming.com

Fully equipped mobile salon that comes to your home — no cages, no stress.

Personal Touch Mobile Grooming

📍 Malvern, PA

🌐 personaltouchpetgrooming.com

Trusted mobile grooming with personalized service and gentle handling for pets of all ages.



PETS VETS & EMERGENCY CARE

Malvern Veterinary Hospital

📍 545 S Warren Ave, Malvern

🌐 malvernveter.com

Comprehensive care for dogs, cats, and exotics. Known for thorough, compassionate service.

Main Line Veterinary Hospital

📍 6 Sugartown Rd, Devon

🌐 mainlinevet.com

Well-respected local vet offering preventive care, diagnostics, and dental services.

Affinity Veterinary Center

📍 330 Conestoga Rd, Malvern

🌐 affinityvetmalvern.com

Modern practice focused on wellness, surgery, and long-term pet care.

Sugartown Veterinary Hospital

📍 605 Sugartown Rd, Malvern

🌐 sugartownvet.com

Personalized small-animal care with a loyal following and a low-stress approach.

BluePearl Pet Hospital (Emergency & Specialty)

📍 40 Three Tun Rd, Malvern

🌐 bluepearlveter.com

24/7 emergency and specialty care including internal medicine, surgery, and oncology.

VRC Malvern (Veterinary Referral Center)

📍 340 Lancaster Ave, Malvern

🌐 vrcmalvern.com

Emergency and specialty hospital with advanced diagnostics, ICU care, and experienced surgeons. Open 24/7.

UTILITIES & SERVICES



Electric & Natural Gas

PECO Energy (Electric & Gas)

1-800-494-4000

www.peco.com



Water

Aqua Pennsylvania (Water)

1-877-987-2782_

www.aquaamerica.com



Sewer Services

Vary by township; contact your local municipality



Trash & Recycling

Managed by individual townships or private haulers. Contact your township office (East Whiteland, Willistown, Charlestown, etc.) for schedule and provider info.

DRIVER & VEHICLE SERVICES



PennDOT Driver's License & Registration

Pennsylvania residents must update their driver's license and register their vehicles within 60 days of establishing residency.

Local service centers include:

Malvern PennDOT Photo & Exam Center

225 Lancaster Ave, Malvern, PA 19355
1-800-932-4600

King of Prussia PennDOT Photo & Exam Ctr

1700 S. Henderson Rd, KOP, PA 19406
1-800-932-4600

 **Visit:** www.dmv.pa.gov



New PA Resident – Vehicle Registration

To register your vehicle in Pennsylvania, you'll need to:

- Obtain PA auto insurance
- Get a PA driver's license
- Have your vehicle inspected for safety & emissions
- Provide title, ID, and proof of residency

 **Visit:** [New Resident Info – PennDOT](#)



New PA Resident – Vehicle Inspections

- Required annually for safety and emissions
- Available at many local auto shops and dealerships



SCHOOLS

Malvern offers access to a variety of public and private schools. For objective, third-party information about schools—such as test scores, academic programs, and parent reviews—buyers and renters can explore GreatSchools.org and Niche.com.

Public School Districts

Malvern is primarily served by two public school districts, depending on the location:

- **Great Valley School District**
 - Most Malvern addresses fall within this district.
 - Schools include:
 - Charlestown Elementary School
 - Sugartown Elementary School
 - Great Valley Middle School
 - Great Valley High School
- **Tredyffrin-Easttown School District**
 - Some eastern portions of Malvern may be zoned for T/E schools.

Note: School district boundaries can vary. It's recommended that buyers verify school assignments directly with the district or township.

Private & Parochial Schools

Malvern and nearby areas offer several private and independent school options, including:

- **St. Patrick School** – A Catholic coeducational school (Pre-K through 8th grade) located in the heart of Malvern.
- **Malvern Preparatory School** – All-boys, college-preparatory (grades 6–12)
- **Villa Maria Academy High School** – Catholic all-girls high school
- **The Phelps School** – All-boys boarding and day school
- **Montessori Children's House of Valley Forge** – Early childhood through elementary Montessori

Nearby Colleges & Universities

While Malvern doesn't have a major university campus, several nearby options include:

- **Immaculata University**
- **Penn State Great Valley**
- **West Chester University**
- **Villanova University**

COMMUTING & TRANSPORTATION

Whether you're heading into Center City or just across town, Malvern's location makes commuting and travel easy. With major highways, regional rail, and proximity to the airport, getting around is a breeze.

SEPTA REGIONAL RAIL

Malvern Station

 Paoli/Thorndale Line

Malvern Station offers direct service to Center City Philadelphia via SEPTA's Paoli/Thorndale Line. Weekday trains run roughly every 30 minutes during peak times, with express options to 30th Street Station in under an hour.

Nearby stations with more parking or express options:

- **Paoli Station** (5 min drive)
- **Exton Station** (10 min drive)

 septa.org

Major Road Access

Malvern is conveniently located near several key highways:

- **U.S. Route 202** – Direct access to King of Prussia, West Chester, and Wilmington
- **U.S. Route 30 (Lancaster Ave)** – Local connection through the Main Line suburbs
- **Pennsylvania Turnpike (I-76)** – Access via Route 29 ramp for longer trips east/west

Typical Drive Times (non-rush hour):

- **King of Prussia** – 15 minutes
- **Center City Philadelphia** – 45 minutes
- **Philadelphia International Airport** – 40–50 minutes



LOCAL PUBLIC TRANSIT

SEPTA Bus Routes 92 & 204 serve Malvern and connect to nearby towns like West Chester, Exton, and King of Prussia Mall (ride shares and taxis are easily accessible via apps).

AIR TRAVEL

Philadelphia International Airport (PHL)

About 45 minutes by car, offering domestic and international flights.

Chester County Airport (MQS)

For private and corporate aviation, just 25 minutes west in Coatesville.



YOUR MOVE STARTS WITH THE RIGHT LOCAL EXPERT

WHETHER YOU'RE STILL EXPLORING YOUR OPTIONS OR READY TO
START TOURING HOMES, I'D LOVE TO HELP

As a Malvern area expert with over 20 years of
experience, I know how to make relocating easier,
smoother, and less stressful. Let's chat about your goals
and get you on the path to your next chapter.



KIRK R. SIMMON

📞 [484-880-2388](tel:484-880-2388)

✉ Kirk@KirkSimmon.com

🌐 www.KirkSimmon.com

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