

THE PROMENADE SHOPS AT

Saucon Valley

CENTER VALLEY | PENNSYLVANIA

THE LEHIGH VALLEY

A BOOMING MARKET

THE LEHIGH VALLEY RANKS AMONG THE TOP 25% FASTEST GROWING REGIONS IN THE ENTIRE NATION.

THIS REGION HOLDS THE FASTEST GROWTH RATE STATE-WIDE FOR YOUNG ADULTS AGES 18-34.

WITHIN A 20 MILE RADIUS, THERE ARE 11 HIGHER EDUCATION INSTITUTIONS INCLUDING NATIONALLY RANKED LEHIGH UNIVERSITY AND PENNSYLVANIA STATE UNIVERSITY LEHIGH CAMPUS.

DORNEY PARK & WILDWATER KINGDOM, A 10 MINUTE DRIVE FROM THE PROMENADE, SEES 1.5M+ ANNUAL VISITORS.

MUSIKFEST, NAMED THE #1 MUSIC FESTIVAL IN NORTH AMERICA ATTRACTING 1.24M ANNUAL VISITORS, IS HOSTED JUST 5 MILES FROM THE PROMENADE.



MUSIKFEST

 **49K+**

STUDENTS
WITHIN A 5-MILE
RADIUS



LEHIGH UNIVERSITY

 **16.1M**

ANNUAL TOURISTS
WITH \$208M
ECONOMIC IMPACT

 **\$42.9B**

IN TOTAL ANNUAL
ECONOMIC
OUTPUT

SURROUNDED BY A CORPORATE OFFICE PARK, MULTIPLE UNIVERSITIES AND SEEING MORE THAN 119K VEHICLES PER DAY, THE PROMENADE SHOPS AT SAUCON VALLEY HAS A PRIME LOCATION IN THE LEHIGH VALLEY REGION WITH MORE THAN 15,000 EMPLOYEES IN A 3-MILE RADIUS.

ARTQUEST CENTER
5 MILES | 100K ANNUAL VISITORS

LEHIGH UNIVERSITY
4 MILES | 7,000+ STUDENTS

DORNEY PARK
7 MILES | 1.5M ANNUAL VISITORS

**THE PROMENADE SHOPS
AT SAUCON VALLEY**

I-28 CPD - 67,243

CENTER VALLEY PKWY CPD - 14,008

OLYMPUS CORPORATION OF THE AMERICAS
- 5,200 EMPLOYEES

**GOOD SHEPHERD
REHABILITATION**
- 123K SF BRAND NEW FACILITY
- RELOCATED FROM ALLENTOWN

**PENN STATE UNIVERSITY
LEHIGH VALLEY CAMPUS**
- \$14.4M EXPANSION PROJECT
CURRENTLY UNDER CONSTRUCTION

**HOMEWOOD
SUITES by Hilton**
114 ROOMS

SAUCON VALLEY BUSINESS PLAZA
- 100K+ SF OF OFFICE
- 4 SEPARATE BUILDINGS

**SPRINGHILL
SUITES[®]
BY MARRIOTT**
132 ROOMS

ALDI DISTRIBUTION CENTER
- 1 OF 25 DISTRIBUTION CENTERS IN
THE COUNTRY

**ROUTE 309 CPD - 38,529
EXIT/ENTRANCE RAMP**

DESALES UNIVERSITY
2 MILES | 2,300+ STUDENTS

SAUCON VALLEY COUNTRY CLUB
- PRIVATE GOLF COURSE & COUNTRY CLUB
- HOSTED 8 USGA CHAMPIONSHIPS



TRAFFIC DATA

Annual Number of Visits **3.4M**
 Annual Avg. Visit Frequency **3.9**
 Avg. Dwell Time **97 MINS**

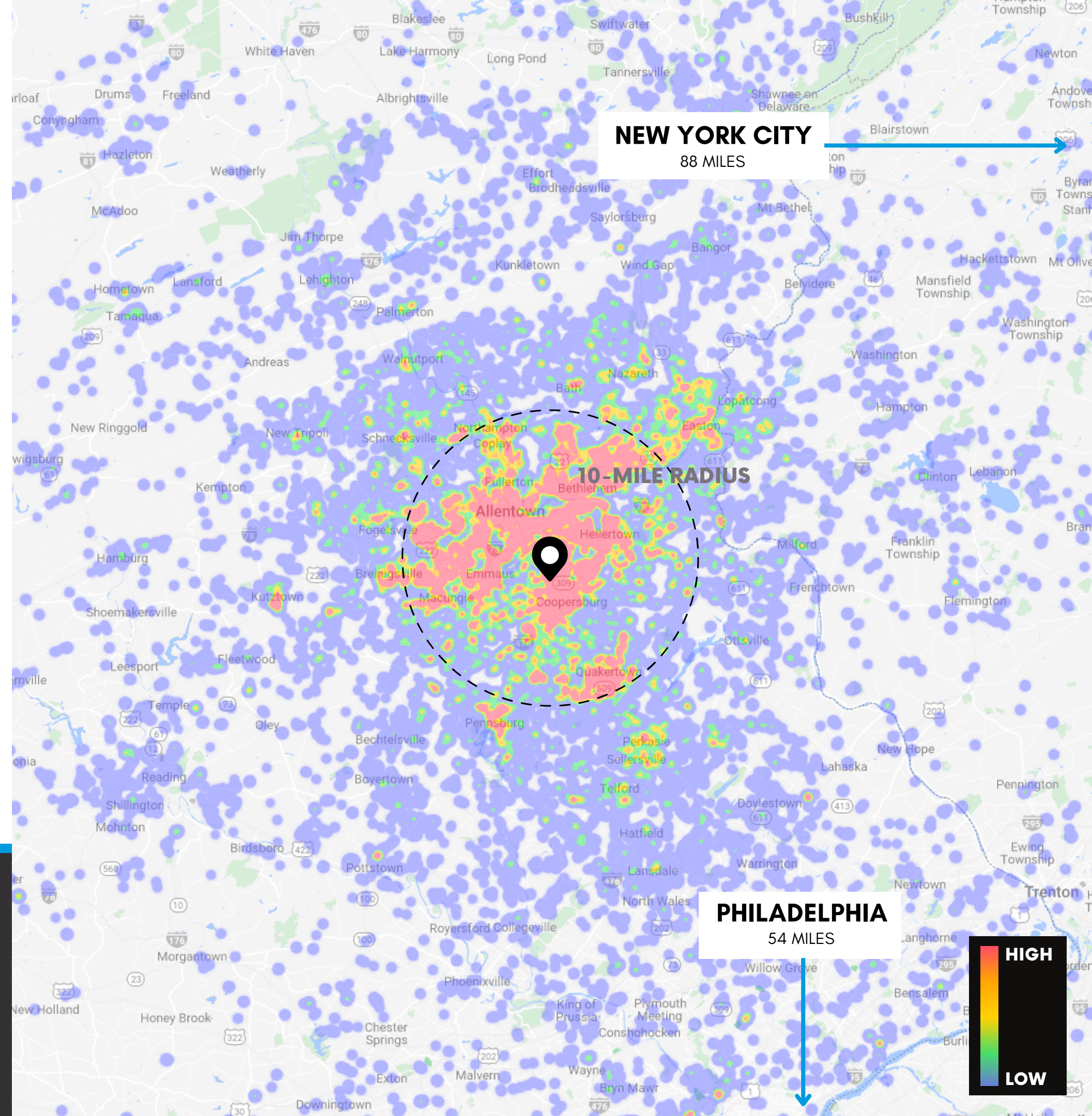
MARKET POPULATION BREAKDOWN

Population **589,322**
 Daytime Population **783,656**
 Households **220,822**
 Family Households **139,616**

1-MILE RADIUS DEMOGRAPHICS

Avg. Household Income	\$185,137	+
Household Income \$175K-\$200K	34.5%	+6X
Avg. Discretionary Income	\$87,592	+
Discretionary Income \$125-\$150	33.4%	+7.5X
College Degree+	63%	+

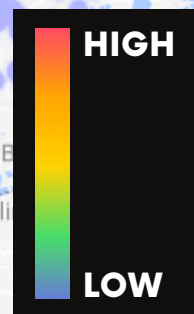
ABOVE
U.S. AVERAGE



NEW YORK CITY
88 MILES

10-MILE RADIUS

PHILADELPHIA
54 MILES



THE PROMENADE SHOPS AT SAUCON VALLEY BOASTS
THE HIGHEST DWELL TIME
 COMPARED TO COMPETING CENTERS



PROVEN PERFORMANCE

FINE WINE & SPIRITS RANKS IN THE STATE'S TOP 6% FOR SALES.

TURNING POINT REPORTED THE HIGHEST OPENING WEEK SALES OF ALL PENNSYLVANIA LOCATIONS AND 2ND HIGHEST FOR THE COMPANY TO DATE.

MORE THAN 10 BRANDS ARE EXCLUSIVE TO THE MARKET, INCLUDING L.L. BEAN AND THE FRESH MARKET.

WITH HIGHLY ACCLAIMED DINING, SUCH AS TOP CUT STEAK HOUSE, THE CENTER SEES \$43M IN ANNUAL F&B SALES.

AMC REMAINS THE HIGHEST GROSSING THEATER IN THE LEHIGH VALLEY FOR 11 CONSECUTIVE YEARS AND RANKS #3 OF 19 AMC'S IN THE STATE.

L.L. BEAN

#1 IN THE STATE

BASED ON VISITS

STARBUCKS RANKS

TOP 4% IN STATE

BASED ON VISITS



PARTY ON THE PATIO



BARKTOBERFEST



FASHION NIGHT

MORE THAN 50 EVENTS EACH YEAR WITH THOUSANDS OF ATTENDEES



HALLOWEEN DANCE



TREE LIGHTING



LIVE MUSIC

NATIONAL LEASING

JACLYN PALMERI
JPALMERI@CENTENNIALREC.COM
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