



PROMENADE

SAUCUN VALLEY

CENTER VALLEY, PA



THE LEHIGH VALLEY A THRIVING 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, AND 6TH HIGHEST IN THE COUNTRY, FOR YOUNG ADULTS AGES 18-34.

LEHIGH VALLEY IS #1 MID-SIZE MARKET IN THE U.S. FOR ECONOMIC DEVELOPMENT AND #4 OF ANY MARKET SIZE IN THE NORTHEAST.


THE LEHIGH VALLEY'S GDP OF \$50.2B IS LARGER THAN THE STATES OF VERMONT AND WYOMING.

THERE ARE 11 HIGHER EDUCATION INSTITUTIONS SURROUNDING THE PROMENADE INCLUDING NATIONALLY RANKED LEHIGH UNIVERSITY AND PENNSYLVANIA STATE UNIVERSITY LEHIGH CAMPUS.

THE LEHIGH VALLEY BOASTS IMPRESSIVE TOURISM FIGURES HOME TO DORNEY PARK & WILDWATER KINGDOM, DRAWING 1.5M+ VISITORS ANNUALLY, AND MUSIKFEST, RANKED AS THE #1 MUSIC FESTIVAL IN NORTH AMERICA WITH 1.2M+ VISITORS EACH YEAR. BOTH ATTRACTIONS ARE WITHIN 10-MINUTE DRIVE FROM THE PROMENADE.

THE SAUCON VALLEY COUNTRY CLUB HAS HOSTED 8 USGA CHAMPIONSHIPS, JUST 1-MILE AWAY FROM THE PROMENADE.

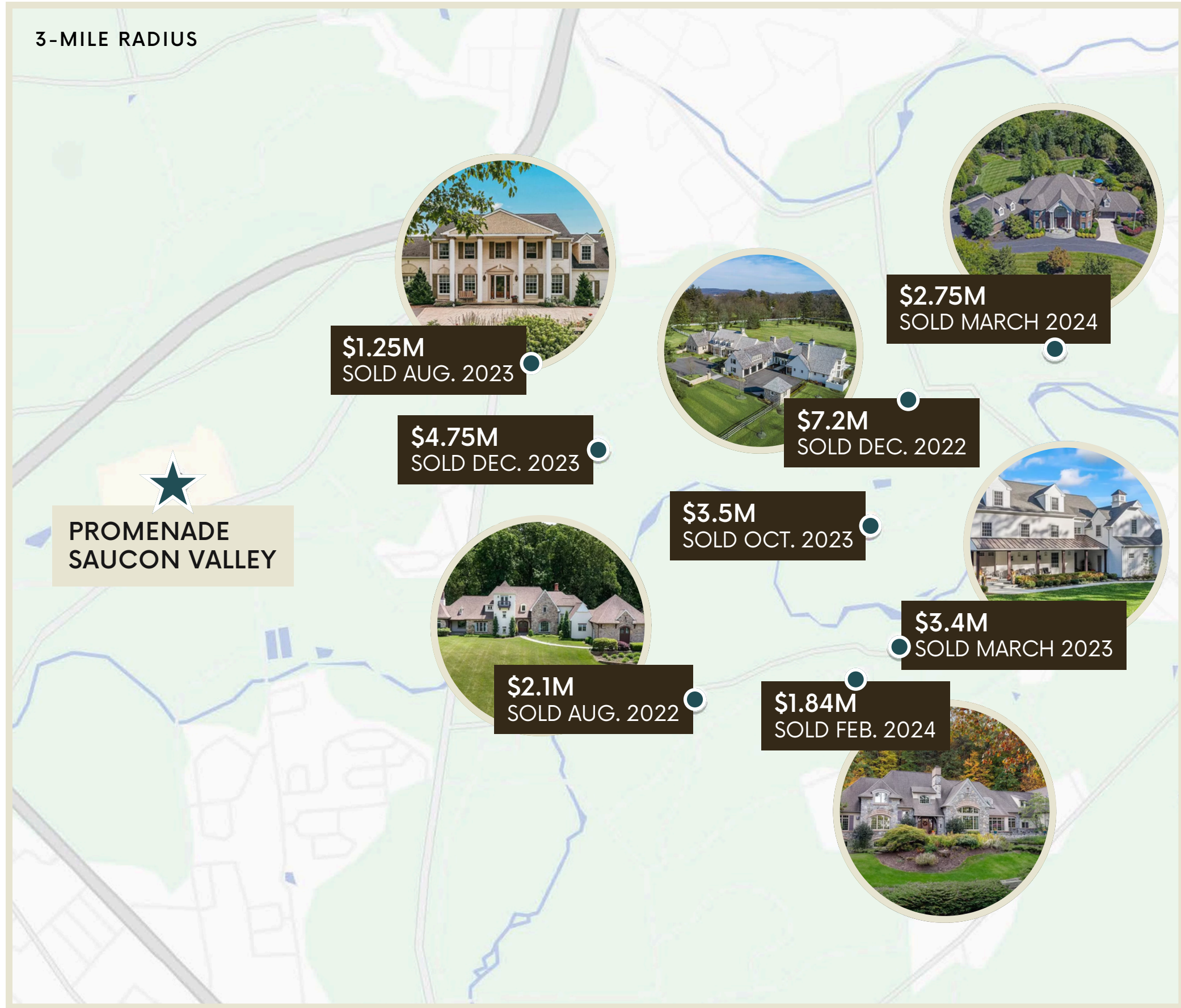


 **49K+**
STUDENTS
WITHIN A 5-MILE
RADIUS



 **16.6M**
ANNUAL TOURISTS
WITH \$1.3B
ECONOMIC IMPACT

 **10\$B**
IN ECONOMIC
GROWTH WITHIN
THE LAST 5 YEARS



NOTABLE NEIGHBORHOOD

IN JANUARY 2024, THE MEDIAN LISTING HOME PRICE IN CENTER VALLEY WAS \$842.9K, **TRENDING UP 9.8% YEAR-OVER-YEAR.**

THE MEDIAN HOUSEHOLD INCOME IN THE LEHIGH VALLEY IS **INCREASING AT A FASTER PACE** COMPARED TO BOTH THE PENNSYLVANIA AND U.S. AVERAGES.



HOMEWOOD SUITES by Hilton

NEW CONSTRUCTION
- 114 ROOMS



GOOD SHEPHERD REHABILITATION

- 123K SF BRAND NEW CONSTRUCTION
- RELOCATED FROM ALLENTOWN
- NATIONALLY RANKED IN THE TOP 5% OF REHABILITATION FACILITIES



OLYMPUS CORPORATION OF THE AMERICAS
- 5,200 EMPLOYEES



SAUCON VALLEY BUSINESS PLAZA

- 100K+ SF OF OFFICE
- 4 SEPARATE BUILDINGS



ARTQUEST CENTER
5 MILES | 1M+ ANNUAL VISITORS



LEHIGH UNIVERSITY
4 MILES | 7,000+ STUDENTS



SURROUNDED BY A CORPORATE OFFICE PARK, NUMEROUS UNIVERSITIES AND A NATIONALLY RANKED REHABILITATION FACILITY, THE PROMENADE RESERVES PRIME LOCATION IN THE LEHIGH VALLEY REGION WITH MORE THAN 15,000 EMPLOYEES IN A 3-MILE RADIUS.

SAUCON VALLEY COUNTRY CLUB

- 1 MILE
- PRIVATE GOLF COURSE & COUNTRY CLUB
- HOSTED 8 USGA CHAMPIONSHIPS



DESALES UNIVERSITY
2 MILES | 2,300+ STUDENTS



PENN STATE UNIVERSITY
LEHIGH VALLEY CAMPUS
- \$14.4M EXPANSION PROJECT
RECENTLY COMPLETED



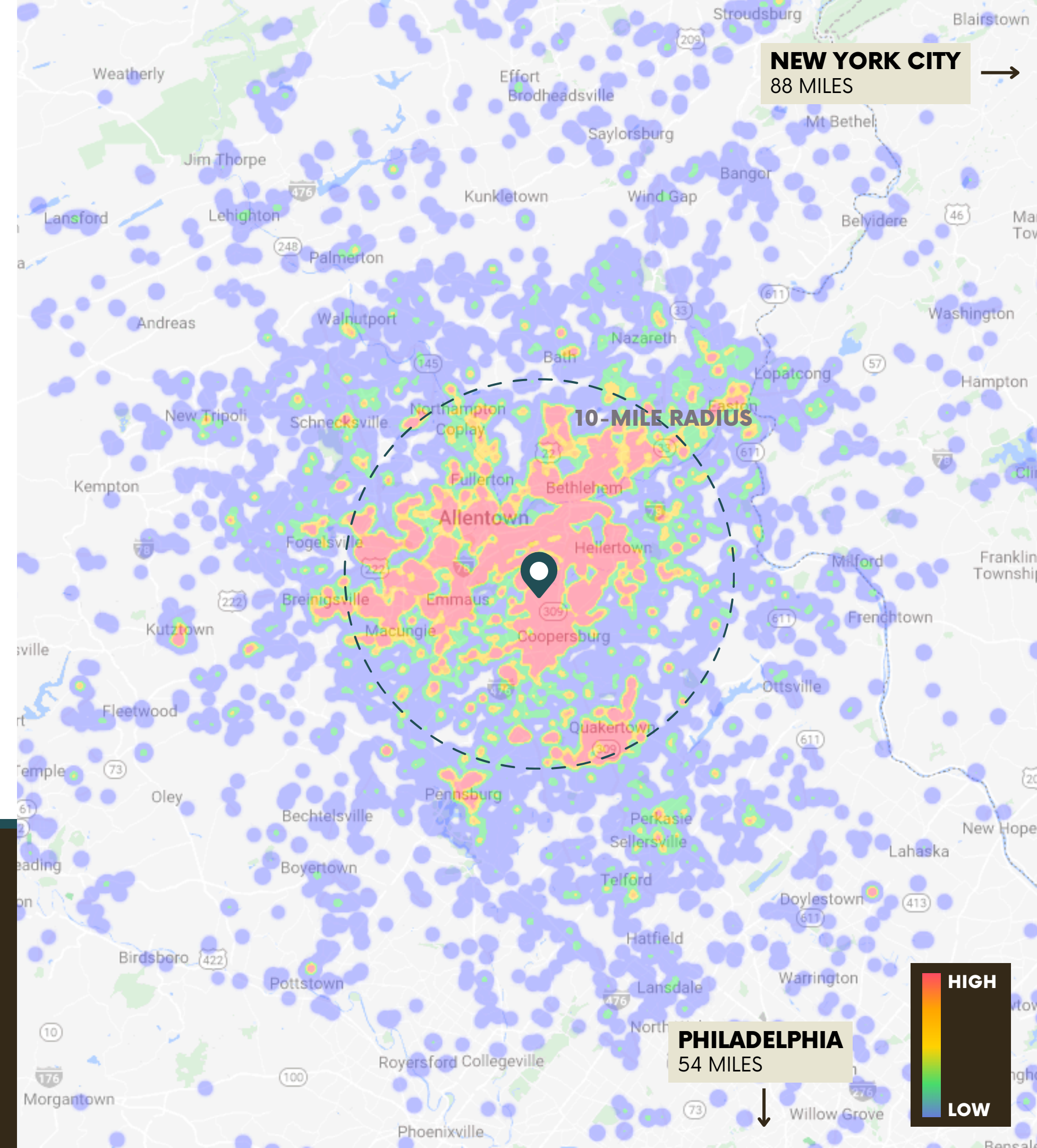


TRAFFIC DATA

Annual Number of Visits	3.2M
YOY Visit Increase	6.3%
Annual Avg. Visit Frequency	4.37
Avg. Dwell Time	80 MINS

TRUE TRADE AREA DEMOGRAPHICS

Population	540,795	Average HHI	\$133,000
Daytime Population	577,707	HHI \$150K-\$250K	15.3%
Households	202,771	College Degree+	58.5%
Family Households	132,382		
Gen Z	16.2%		
Millennials	19.6%		



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



PROVEN PERFORMANCE

WITH **NATIONALLY RECOGNIZED** AND **AWARD-WINNING RESTAURANTS** INCLUDING TOP CUT AND TORRE, THE PROMENADE SERVES AS THE DINING DESTINATION FOR THE LEHIGH VALLEY WITH OVER **\$43M IN ANNUAL F&B SALES**.

STARBUCKS IS IN THE **TOP 3% OF STORES STATEWIDE** BASED ON VISITS.

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

FINE WINE & SPIRITS IS IN THE **TOP 6% OF STORES STATEWIDE** BASED ON SALES.

HAND & STONE RANKED **#4 OF 35** IN THE STATE BASED ON VISITS.

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

THE FRESH MARKET

#1 IN THE STATE

BASED ON VISITS



IMPACTFUL EVENTS

HOLIDAY TREE LIGHTING
10,000+ ATTENDEES

WONDERLAND ON MAIN
6,000+ ATTENDEES

BARKTOBERFEST
8,000+ ATTENDEES

FASHION SHOW
5,000+ ATTENDEES

PARTY AT THE PATIO
1,000+ ATTENDEES EACH WEEK
MAY-SEPTEMBER

TODDLER TUESDAYS
500+ ATTENDEES EACH WEEK
MAY-AUGUST

OVER 50 EVENTS EACH YEAR
WITH THOUSANDS OF ATTENDEES

maniacmckee
The Promenade Shops at Saucon Valley

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LIFE IS SHORT. MAKE IT SWEET.

62 likes
maniacmckee Batch Microcreamery at The Promenade... more
March 26, 2023

ashnicoled_
The Promenade Shops at Saucon Valley

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98 likes
ashnicoled_ mom on duty
July 30, 2023

joyce_justo
The Promenade Shops at Saucon Valley

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Liked by aron_yoka and others
joyce_justo ... more
June 11, 2023

cathy__rose
The Promenade Shops at Saucon Valley

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318 likes
cathy__rose It's Christmas time at the Promenades 🎄🎁
November 18, 2023

classicallychriste and thepromenadesv
Paid partnership • The Promenade Shops at Saucon Valley

Liked by kaaayy_bee and 78 others
classicallychriste #SummerFun ☀️👙 GIVEAWAY!
You know I love me some shopping & sipping... more
View all 69 comments
ashley100500 I won't win anyway but I don't know who I'd bring
foxyroxy1115 Omg!!!! Thank you soooo much. I'm so excited!!!! A much needed getaway!!!!
July 11, 2022



INSTA-WORTHY

MORE THAN 15.6K POSTS ON INSTAGRAM MENTION PROMENADE SAUCON VALLEY



PROMENADE

SAUCON VALLEY

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Centennial