



PROMENADE

SAUCON 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 the **#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, with **more than 49K students** within a 5-mile radius.

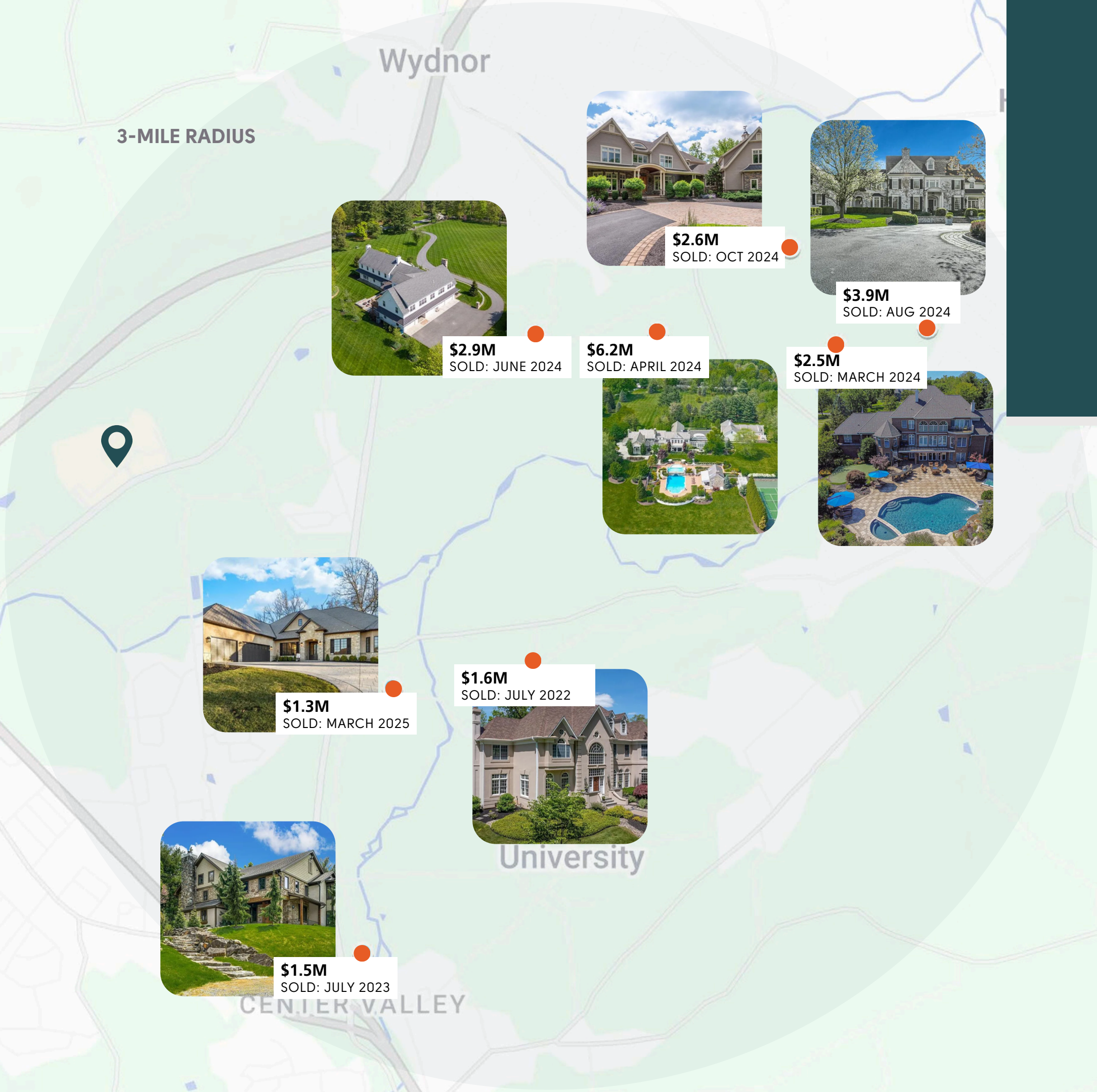
The Lehigh Valley boasts impressive tourism figures home to Dorney Park & Wildwater Kingdom, drawing **1.5M+ visitors annually**, and Musikfest, ranked as the **#1 music festival in North America with 1.2M+ visitors each year**. Both attractions are within 10-minute drive from the Promenade.

The Saucon Valley Country Club has hosted **8 USGA championships**, just 1-mile away from The Promenade.



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

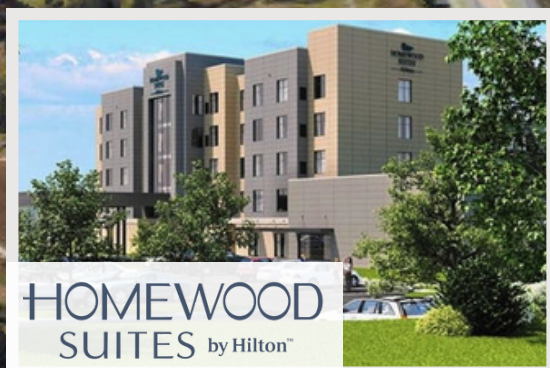
16.6M
ANNUAL TOURISTS WITH
\$1.3B ECONOMIC IMPACT



NOTABLE NEIGHBORHOODS

In January 2024, the median listing home price in Center Valley was \$842.9K, **trending up nearly 10% 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



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



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

OLYMPUS CORPORATION OF THE AMERICAS
- 5,200 EMPLOYEES



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 HAS PRIME LOCATION IN THE LEHIGH VALLEY REGION WITH MORE THAN 14,700 EMPLOYEES IN A 3-MILE RADIUS.

NATIONAL RECOGNITIONS



lehigh valley
style

Promenade Saucon Valley was named the **#1 Shopping Center** in **Lehigh Valley Style's 2025 Who's Who in Business** and ranked **#5** on **Chain Store Age's 2024 Top 10 Retail Center Experiences**.



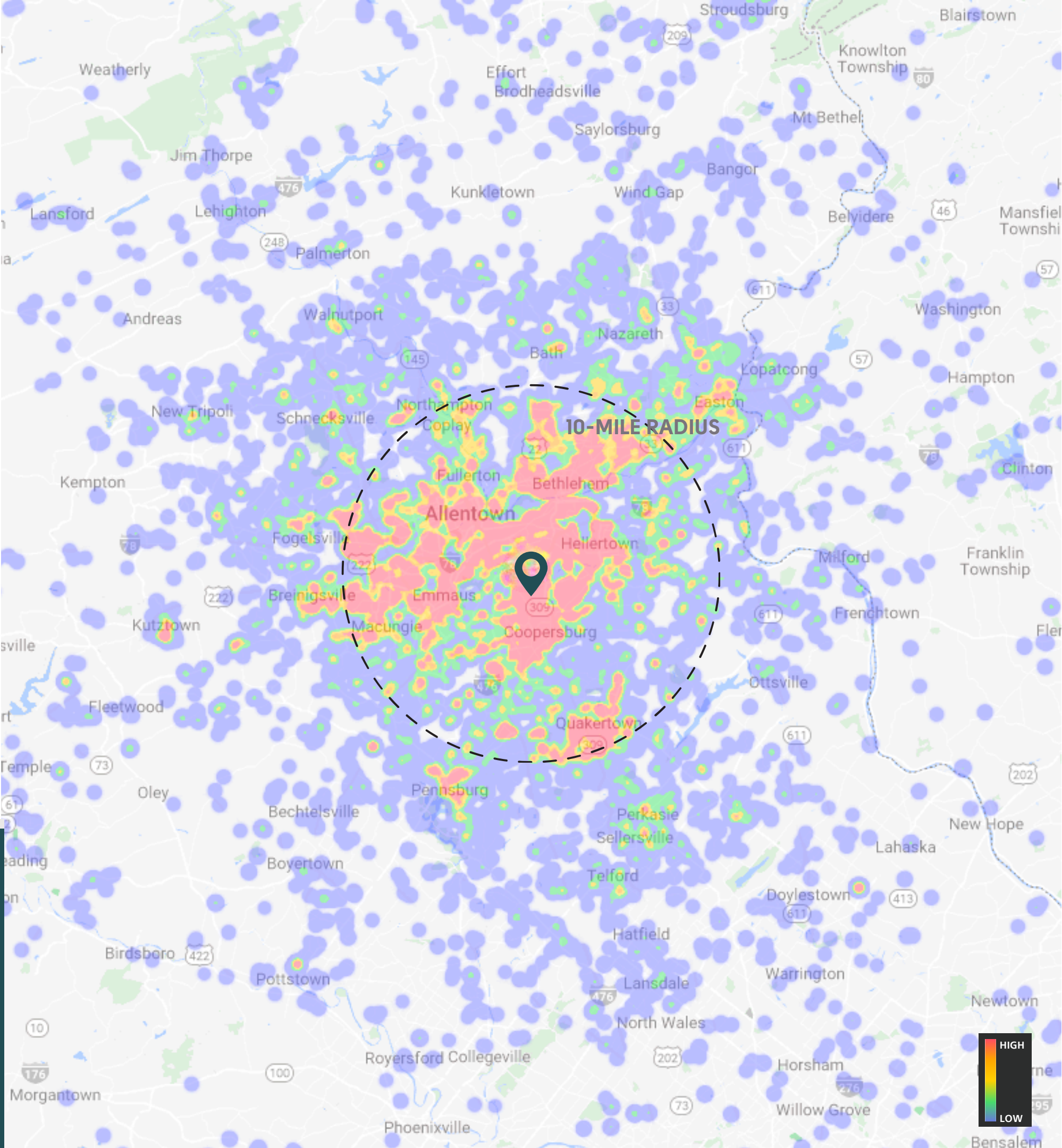
TRAFFIC DATA

Annual Visits	3.3M
YOY Visit Increase	3%
Annual Avg. Visit Frequency	4.3
Avg. Dwell Time	80 MINS

TRUE TRADE AREA DEMOGRAPHICS

Population	527,519	Average HHI	\$138,000
Daytime Population	578,164	HHI \$150K-\$200K	10%
Students	124,432	HHI \$200K+	11%
Households	198,696	College Degree+	59%
Family Households	130,897		
Millennials	20%		
Gen X	18%		
Baby Boomers	22%		

WITHIN A 5 MILE RADIUS OF THE PROMENADE
MORE THAN 5,600 HOUSEHOLDS
EARN \$200K OR MORE IN ANNUAL HHI





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**.

Playa bowls ranks **#3 of 11** in the state based on visits.

Turning Point reported the **highest opening week sales of all Pennsylvania locations** and **2nd highest for the company** to date. It also ranks **#1 of 7** stores in the state based on visit.

Hand & Stone ranks **#2 of 32** 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 VISTS



IMPACTFUL EVENTS

Holiday Tree Lighting
10,000+ Attendees

Wonderland on Main
6,000+ Attendees

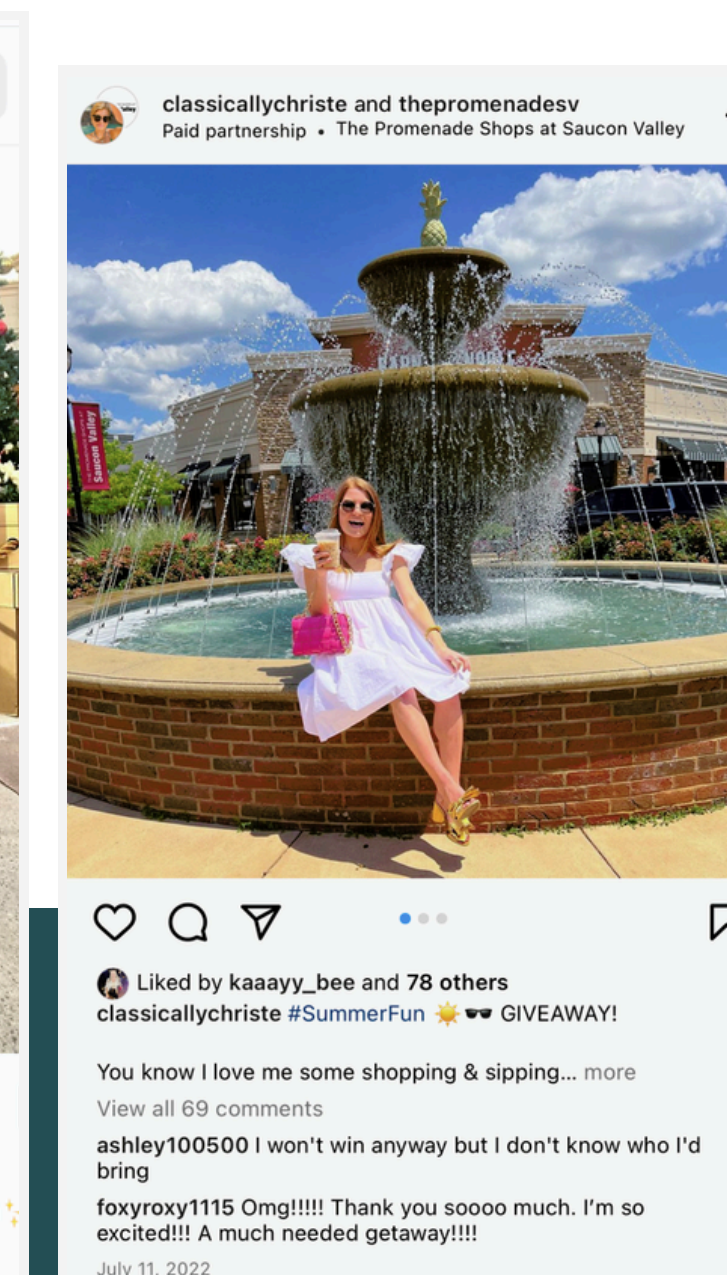
Bark-tober-fest
8,000+ Attendees

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



INSTA-WORTHY

MORE THAN 16.4K POSTS ON INSTAGRAM MENTION PROMENADE SAUCON VALLEY

NATIONAL LEASING

NIKKI COLUMBO
NCOLUMBO@CENTENNIALREC.COM
215.693.5624

JACLYN PALMERI
JPALMERI@CENTENNIALREC.COM
215.791.0220

AGILE LEASING, POP UPS, ADVERTISING & EVENT TOURS

ELIZABETH DIDUCA
EDIDUCA@CENTENNIALREC.COM
860.712.8319



 PROMENADESAUCONVALLEY.COM

