



PROMENADE

SAUCON VALLEY

CENTER VALLEY, PA

 Centennial



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

Wydnor

3-MILE RADIUS



\$2.9M
SOLD: JUNE 2024



\$2.6M
SOLD: OCT 2024



\$3.9M
SOLD: AUG 2024



\$6.2M
SOLD: APRIL 2024



\$2.5M
SOLD: MARCH 2024



\$1.3M
SOLD: MARCH 2025



\$1.6M
SOLD: JULY 2022



\$1.5M
SOLD: JULY 2023

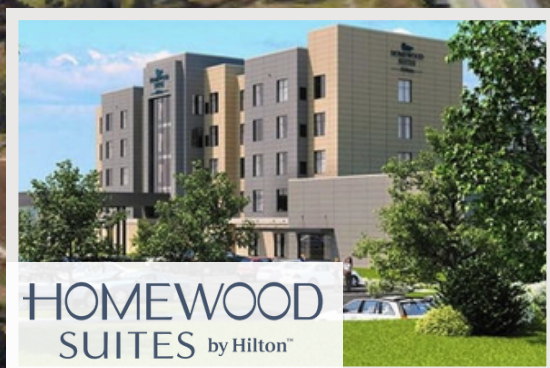
University

CENTER VALLEY

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



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



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



THE FRESH MARKET
OLD NAVY
BARNES & NOBLE

TURNING POINT
BREAKFAST • BRUNCH • LUNCH
FIVE GUYS BURGERS and FRIES
L.L.Bean
PRAYA BOWLS
THE ORIGINAL ALOHOS



BANANA REPUBLIC
J.CREW
HAND & STONE
FACTORY MASSAGE AND FACIAL SPA
CLUB CHAMPION

ATHLETA
Brooks Brothers
ANN TAYLOR
WHBM LOFT
Bath & Body Works
AMERICAN EAGLE

PANDORA
TORRE
ALTAR'D STATE
AMC
THEATRES
TOP CUT
STEAK HOUSE
JOS. A. BANK

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



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**.

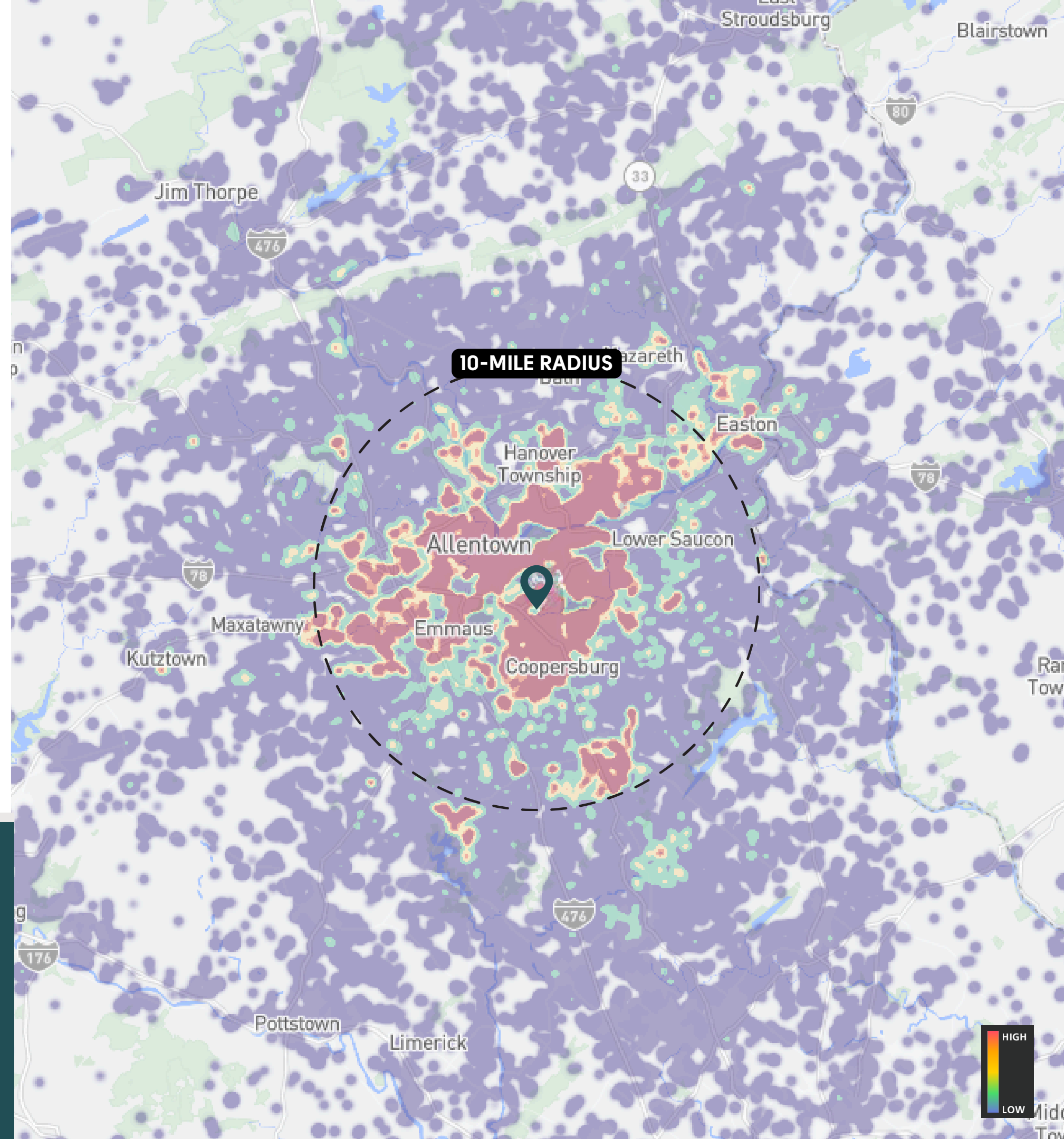
TRAFFIC DATA

Annual Visits	3.5M
YOY Visit Increase	3%
Annual Avg. Visit Frequency	4.3
Avg. Dwell Time	80 MINS

TRUE TRADE AREA DEMOGRAPHICS

Population	534,914	Average HHI	\$137,000
Daytime Population	588,937	HHI \$150K-\$200K	10%
Students	129,419	HHI \$200K+	11%
Households	201,335	College Degree+	59%
Family Households	132,764		
Gen Alpha	18%		
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**.

Pandora ranks **#1 of 4** 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 9** stores in the state based on visit.

AMC remains the **highest grossing theater in the Lehigh Valley** for 11 consecutive years and ranks **#2 of 19** AMC's in the state.

L.L. BEAN
#2 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**

maniacmckee
The Promenade Shops at Saucon Valley

Follow

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

Follow

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 16.4K POSTS ON INSTAGRAM MENTION PROMENADE SAUCON VALLEY

NATIONAL LEASING

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