



PROMENADE

SAUCON VALLEY

CENTER VALLEY, PA

 Centennial

Powered by Lincoln



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 \$57B 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.

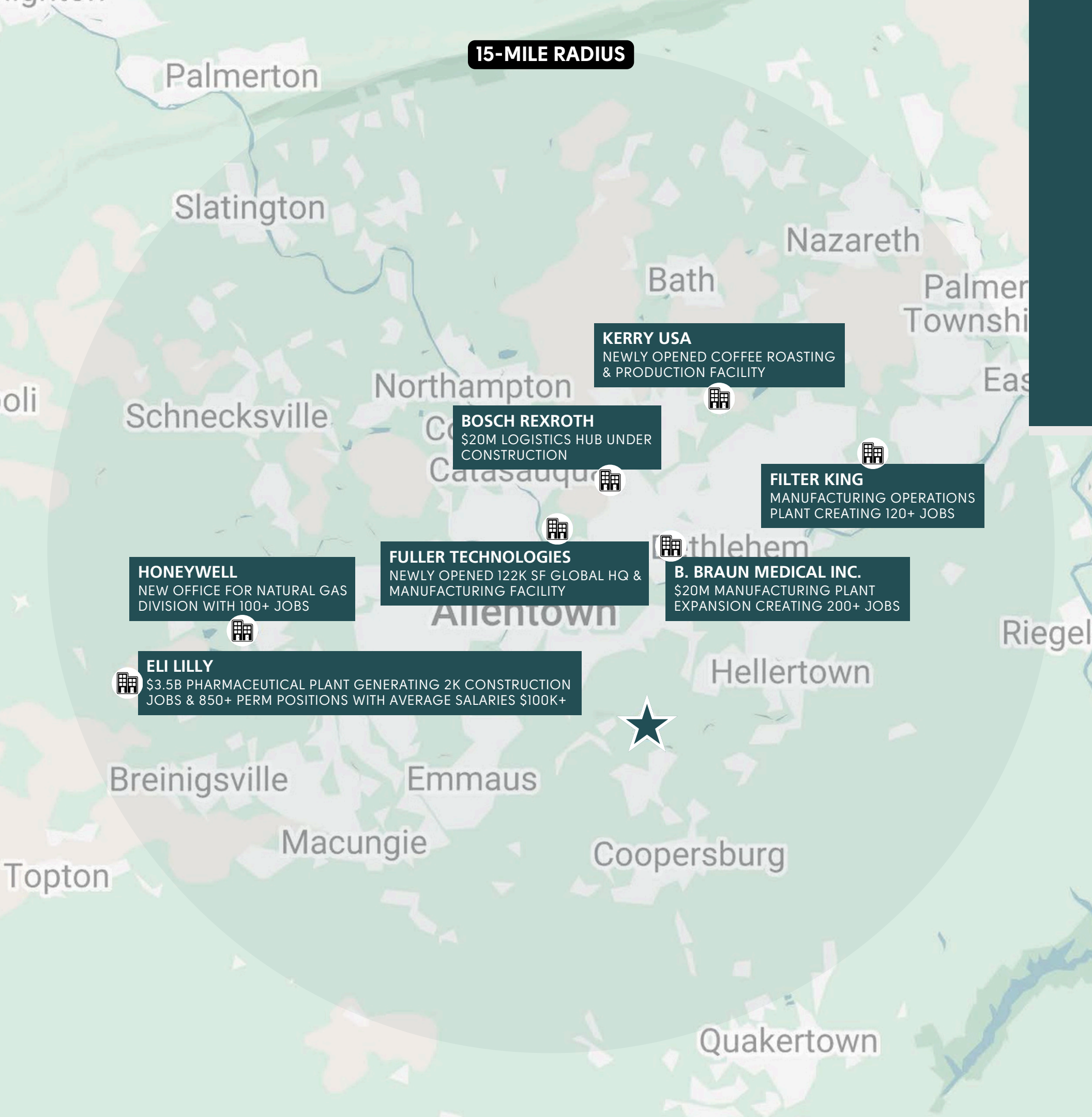
The Lehigh Valley boasts impressive tourism figures home to Dorney Park & Wildwater Kingdom, drawing **1.5M+ visitors annually**, and Musikfest, ranked as the **#1 music festival in North America with 1.2M+ visitors each year**. Both attractions are within 10-minute drive from the Promenade.

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



BOOMING ECONOMY

15-MILE RADIUS

\$3.54B+ ECONOMIC INVESTMENT

Led by a **Eli Lilly's groundbreaking \$3.5 billion pharmaceutical manufacturing facility**, the Lehigh Valley is experiencing **tremendous economic growth**, bringing thousands of new high-paying jobs and fueling long-term investment across the region.

NOTABLE NEIGHBORHOODS

The median household income in the Lehigh Valley is **increasing at a faster pace** compared to both the Pennsylvania and U.S. averages at nearly 10% year-over-year.



ULTRA AFFLUENT CORE AVG HOME VALUE \$900K-\$5M

Premier luxury neighborhoods & estate communities **highest home values & wealth concentration.**



LOWER SAUCON LUXURY ESTATES AVG HOME VALUE \$700K-\$4M

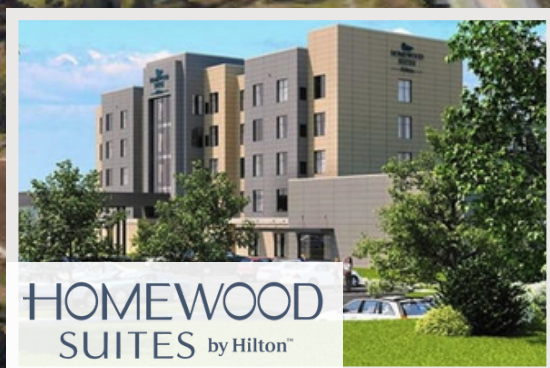
High-income neighborhoods & luxury subdivisions with **strong discretionary spending power.**



UPPER SAUCON EXECUTIVE CORRIDOR AVG HOME VALUE \$700K-\$4M

High-income neighborhoods & luxury subdivisions with **strong discretionary spending power.**





HOMWOOD 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



LOFT **SEPHORA**
ATHLETA
Brooks Brothers
sunglass hut **WHBM**
Bath & Body Works
AMERICAN EAGLE

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



PANDORA **TOP CUT**
TORRE **AMC THEATRES**
ALTAR'D STATE **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**.

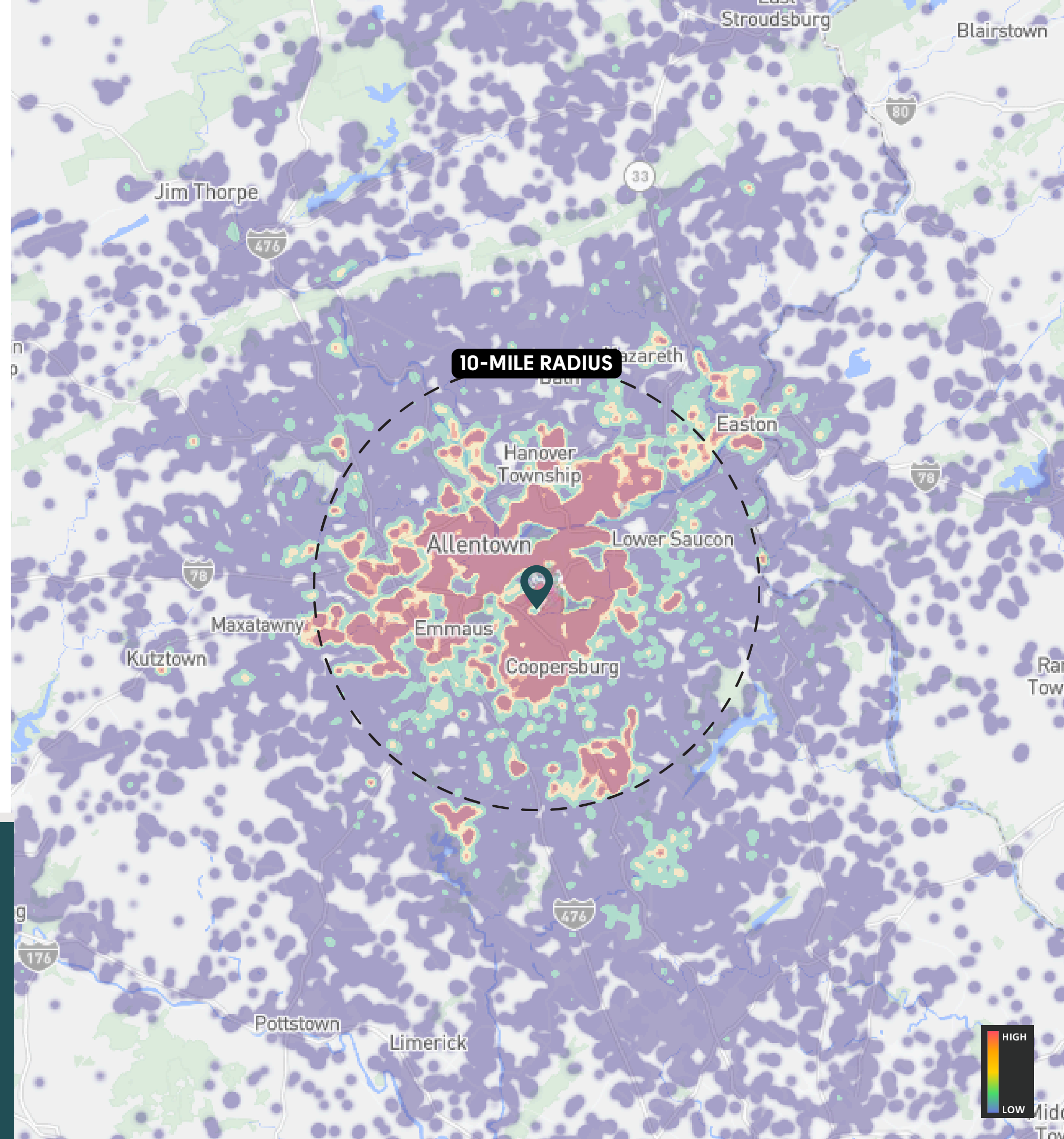
TRAFFIC DATA

Annual Visits **3.5M**
Annual Avg. Visit Frequency **4.1**
Avg. Dwell Time **80 MINS**

TRUE TRADE AREA DEMOGRAPHICS

| | | | |
|--------------------|----------------|-------------------|------------------|
| Population | 508,106 | Average HHI | \$141,000 |
| Daytime Population | 552,886 | HHI \$150K-\$200K | 10% |
| Students | 116,404 | HHI \$200K+ | 11% |
| Households | 191,630 | College Degree+ | 59% |
| Family Households | 125,040 | | |
| Gen Alpha | 17% | | |
| Millennials | 20% | | |
| Gen X | 18% | | |
| Baby Boomers | 22% | | |

WITHIN A 5 MILE RADIUS OF THE PROMENADE
MORE THAN 6,215 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**.

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 10** 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.

PANDORA
#1 IN THE STATE
BASED ON VISITS

THE FRESH MARKET
#2 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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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 16.4K POSTS ON INSTAGRAM MENTION PROMENADE SAUCON VALLEY

NATIONAL LEASING

JACLYN PALMERI
JPALMERI@CENTENNIALREC.COM
215.791.0220

NIKKI COLUMBO
NCOLUMBO@CENTENNIALREC.COM
215.693.5624

**AGILE LEASING, POP UPS, ADVERTISING
& EVENT TOURS**

ELIZABETH DIDUCA
EDIDUCA@CENTENNIALREC.COM
860.712.8319



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