

# PROMENADE AT GRANITE RUN

MIXED-USE RETAIL CENTER  
INTEGRATED WITH LUXURY LIVING

2020 CHAIN STORE AGE  
BREAKOUT CENTER



± 830,000 SF OF RETAIL, RESTAURANTS, & GROCERY

Leased by:



Owned & Developed by:







## ABOUT THE PROMENADE AT GRANITE RUN

The Promenade at Granite Run is located at the intersection of W. Baltimore Pike (Route 1) and Middletown Road (Route 352) in the heart of Delaware County, PA. This mixed-use development was designed to integrate over 830,000 square feet of retail, restaurants, and entertainment with luxury apartments all while providing the feel of a main street environment.

Now open, The Promenade at Granite Run is anchored by the new At Home, TJ Maxx, Michaels, Boscov's, Kohl's, Edge Fitness and Acme Supermarket. Included will be two luxury apartment complexes on each end of the development totaling 400 apartments. Each complex will include state of the art virtual fitness clubs, a lavish pool and numerous socially engaging amenities.

IMMEDIATE TRADE AREA  
DRAW OF MORE THAN

# 344,360

PEOPLE WITHIN 7 MILES

**NOW OPEN**

**ACME**  
**at home**

*Boscov's*

**THE**  
**EDGE**  
FITNESS CLUBS

**KOHL'S**

*Michaels*

**petco**

**TJ-maxx**

# 328,478

DAYTIME POPULATION  
WITHIN 7 MILES

# 400

LUXURY APARTMENTS









# DEMOGRAPHIC COMPARISON\*

		PROMENADE AT GRANITE RUN	EXTON SQUARE MALL EXTON, PA	KING OF PRUSSIA MALL KING OF PRUSSIA, PA	PLYMOUTH MEETING MALL PLYMOUTH MEETING, PA	ELLIS PRESERVE NEWTOWN SQUARE, PA
Population	5 Mile	136,851	103,183	180,508	183,768	126,273
	7 Mile	344,360	191,767	302,000	392,422	318,779
	10 Mile	764,999	324,056	599,128	999,969	911,083
Avg HH Income	5 Mile	\$137,321	\$152,665	\$135,866	\$124,072	\$179,275
	7 Mile	\$120,009	\$149,419	\$147,831	\$128,626	\$160,139
	10 Mile	\$118,921	\$155,765	\$149,209	\$115,874	\$119,291
HH's over \$100K	5 Mile	25,974	22,224	32,780	32,800	28,091
	7 Mile	57,007	39,179	59,725	70,961	68,396
	10 Mile	121,511	68,031	122,550	158,035	142,234
Daytime Pop	5 Mile	135,698	339,023	153,975	206,680	135,890
	7 Mile	328,478	213,466	299,354	423,777	349,338
	10 Mile	730,711	118,982	566,222	1,042,262	917,111
# of Businesses	5 Mile	4,931	14,118	5,717	9,052	5,554
	7 Mile	11,227	9,653	12,823	16,703	14,594
	10 Mile	27,451	6,029	23,758	37,219	33,994

\*ESRI 2021



764,999

Population within 10 miles



121,511

HH's with \$100,000+ income within 10 miles



730,711

Daytime population within 10 miles



\$118,921

Average household income within 10 miles

# LEASING PLAN

- Open
- Signed Lease
- Lease Negotiation
- LOI
- Available
- Residential

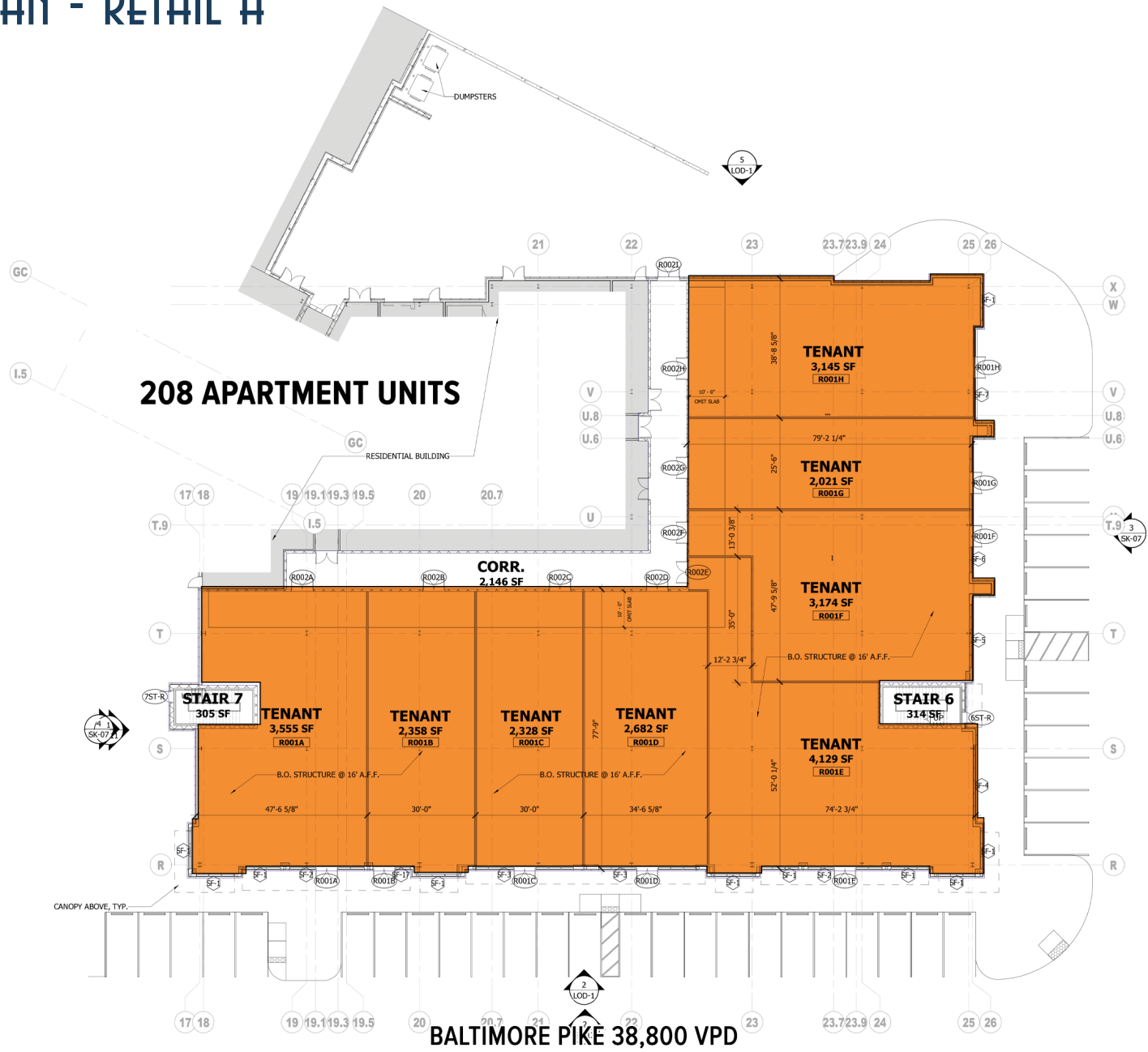


Unit	Tenant	SF
A	AVAILABLE	23,261 SF
B1	CHIPOTLE	2,027 SF
B2	FIVE GUYS	2,500 SF
B3	AT&T	2,000 SF
B4	SUPERCUTS	1,200 SF
B5	RESTORE	
B6	CYROTHERAPY	2,447 SF
C1	PANERA BREAD	4,200 SF
C2	WINE & SPIRITS	8,080 SF
C3	RAYAKI RAMEN	2,160 SF
C4	THE GOOD FEET	
C5	STORE	3,130 SF
C6	IVY REHAB	3,132 SF
D	SPRINT	1,500 SF
E1	TURNING POINT	3,200 SF
E2	CHOP	7,000 SF
F	PETCO	13,500 SF
G	TROPICAL SMOOTHIE CAFE	1,879 SF
H	AVAILABLE	4,041 SF
I	FIVE BELOW	10,125 SF
J	POPEYE'S	4,000 SF
K	AVAILABLE	30,600 SF
L1	TJ MAXX	23,800 SF
L2	MICHAELS	20,134 SF
L3	AVAILABLE	7,358 SF
M1	OMNIA NAIL SALON	4,600 SF
M2	SALLY BEAUTY	1,600 SF
N1	EUROPEAN WAX CENTER	1,600 SF
N2	AVAILABLE	1,600 SF
O	AMERICA'S BEST CONTACTS	3,334 SF
P	AVAILABLE	7,852 SF
Q	GOLD FISH SWIM	9,000 SF
R1	SOLA SALON	5,500 SF
R2	MILLER'S ALE HOUSE	
R3	HOUSE	8,000 SF
S	EDGE FITNESS	33,000 SF
T	AT HOME	85,000 SF
U	MARGARET KUO'S	3,300 SF
V1	PURE BARRE	1,600 SF
V2	LONG & FOSTER	7,000 SF
W	WAWA	5,000 SF
X	CITIZENS BANK	PAD
Y	MCDONALDS	PAD
Z	PA DRIVERS LICENSE CENTER	6,700 SF
Z1	ACME	60,000 SF
Z2	KOHL'S	82,500 SF
Z3	SEARS	175,000 SF
Z4	SEARS AUTO CENTER	28,600 SF
Z5	BOSCOV'S	185,000 SF

**NOTE: PROPOSED TENANTS AUGUST 2024**

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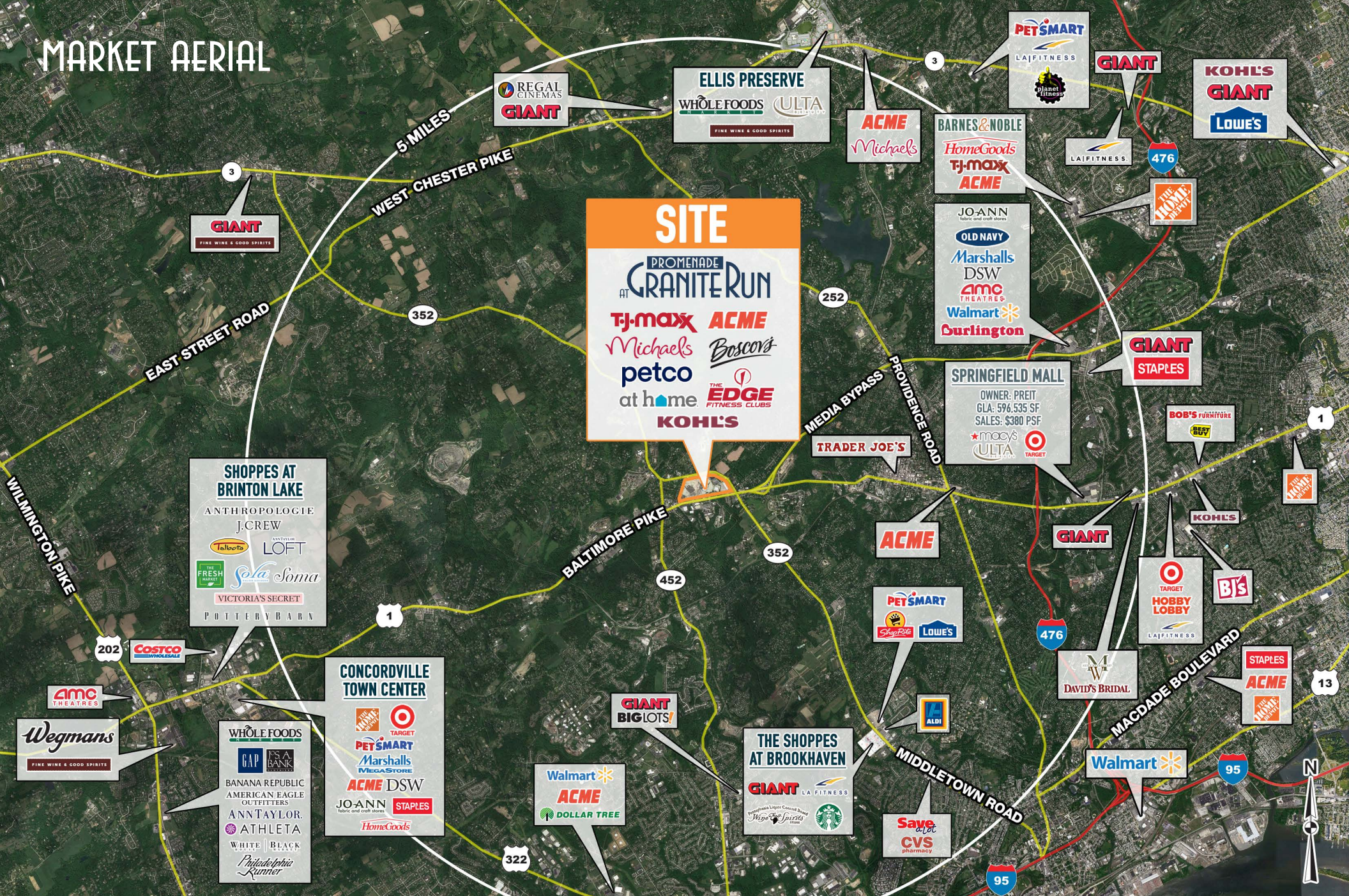
# LEASING PLAN - RETAIL A



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# MARKET AERIAL



**SITE**

PROMENADE  
**GRANITE RUN**

TJ-maxx ACME  
Michaels Boscov's  
petco  
at home THE EDGE FITNESS CLUBS  
KOHL'S

**SHOPPES AT BRINTON LAKE**

ANTHROPOLOGIE  
J.CREW  
Taleo's LOFT  
THE FRESH MARKET  
Sola Soma  
VICTORIA'S SECRET  
POTTERY BARN

**CONCORDVILLE TOWN CENTER**

THE HOME DEPOT TARGET  
PETSMART  
Marshalls MEGASTORE  
ACME DSW  
JO-ANN fabric and craft stores STAPLES  
HomeGoods

WHOLE FOODS  
GAP  
P.S. BANK  
BANANA REPUBLIC  
AMERICAN EAGLE OUTFITTERS  
ANN TAYLOR  
ATHLETA  
WHITE BLACK  
Philadelphia Runner

**THE SHOPPES AT BROOKHAVEN**

GIANT LA FITNESS  
The Home Depot  
Starbucks

**SPRINGFIELD MALL**

OWNER: PREIT  
GLA: 596,535 SF  
SALES: \$380 PSF  
macy's ULTA TARGET

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Leased by:



Owned & Developed by:



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AT GRANITE RUN