

THE PROMENADE SHOPS AT
Saucon Valley

Center Valley, PA

L.L.Bean

MSC


Centennial

L.L.Bean
**WE'RE
HIRING**





THE PROMENADE SHOPS AT SAUCON VALLEY

CENTER VALLEY, PA

In the heart of the Lehigh Valley



Premier, first-class, gourmet **grocer anchored lifestyle center** serving the entire Lehigh Valley and beyond



450,000 square feet of best-in-class retailers and restaurants with a mix of **both destination and daily needs convenience tenants**



Three major anchors across multiple retail and entertainment categories, The Fresh Market, L.L. Bean and AMC Theatres, help drive traffic throughout the entire week, creating **a multi-daypart, high traffic shopping destination** with no seasonality



Regionally **dominant dining destination with high volume restaurants** ranging from unique chef-driven concepts to established national chains

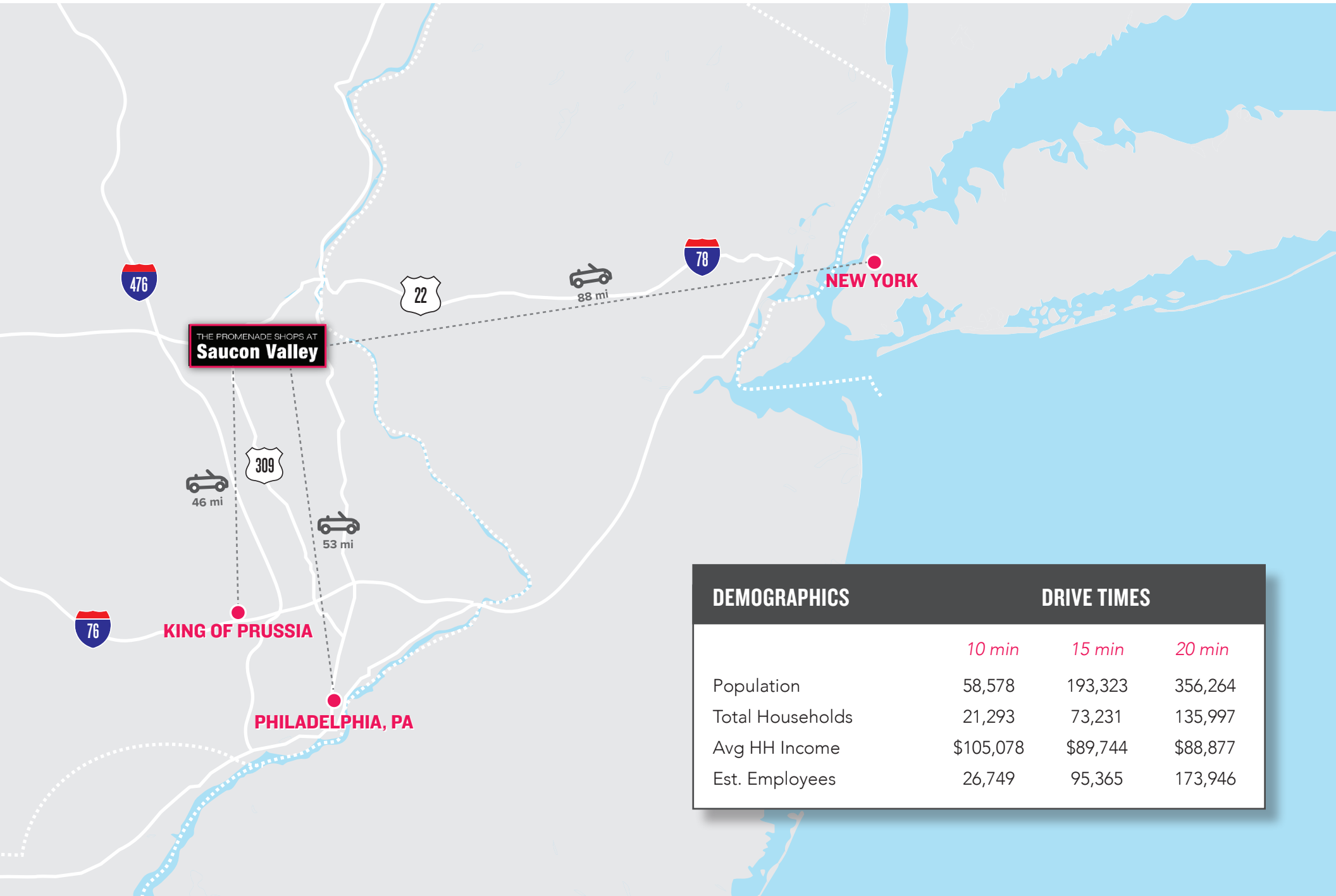


Open-air center with **dynamic outdoor spaces** creates a shopping experience and promotes social interactions through many popular annual community events



THE LEHIGH VALLEY

Center Valley, PA



DEMOGRAPHICS

DRIVE TIMES

	10 min	15 min	20 min
Population	58,578	193,323	356,264
Total Households	21,293	73,231	135,997
Avg HH Income	\$105,078	\$89,744	\$88,877
Est. Employees	26,749	95,365	173,946

OVERVIEW



Situated in the heart of the Lehigh Valley, just 88 miles west of New York City and 53 miles north of Philadelphia, The Promenade Shops at Saucon Valley is a premier, high-end, open-air lifestyle center serving both the immediate surrounding affluent community and the entire region as whole. Located at the intersection of Routes 78 and 309, and minutes from the Pennsylvania Turnpike's Northeast Extension, the center offers the rare combination of strong daily traffic from a high-end residential base while also pulling from a wide reaching trade area given its high-volume anchors and unmatched dining scene. With meticulously manicured outdoor common areas and an unmatched merchandising mix, this unique center is a highly productive community fixture that enjoys sustainable traffic throughout the week and year from both convenience and destination shoppers alike.



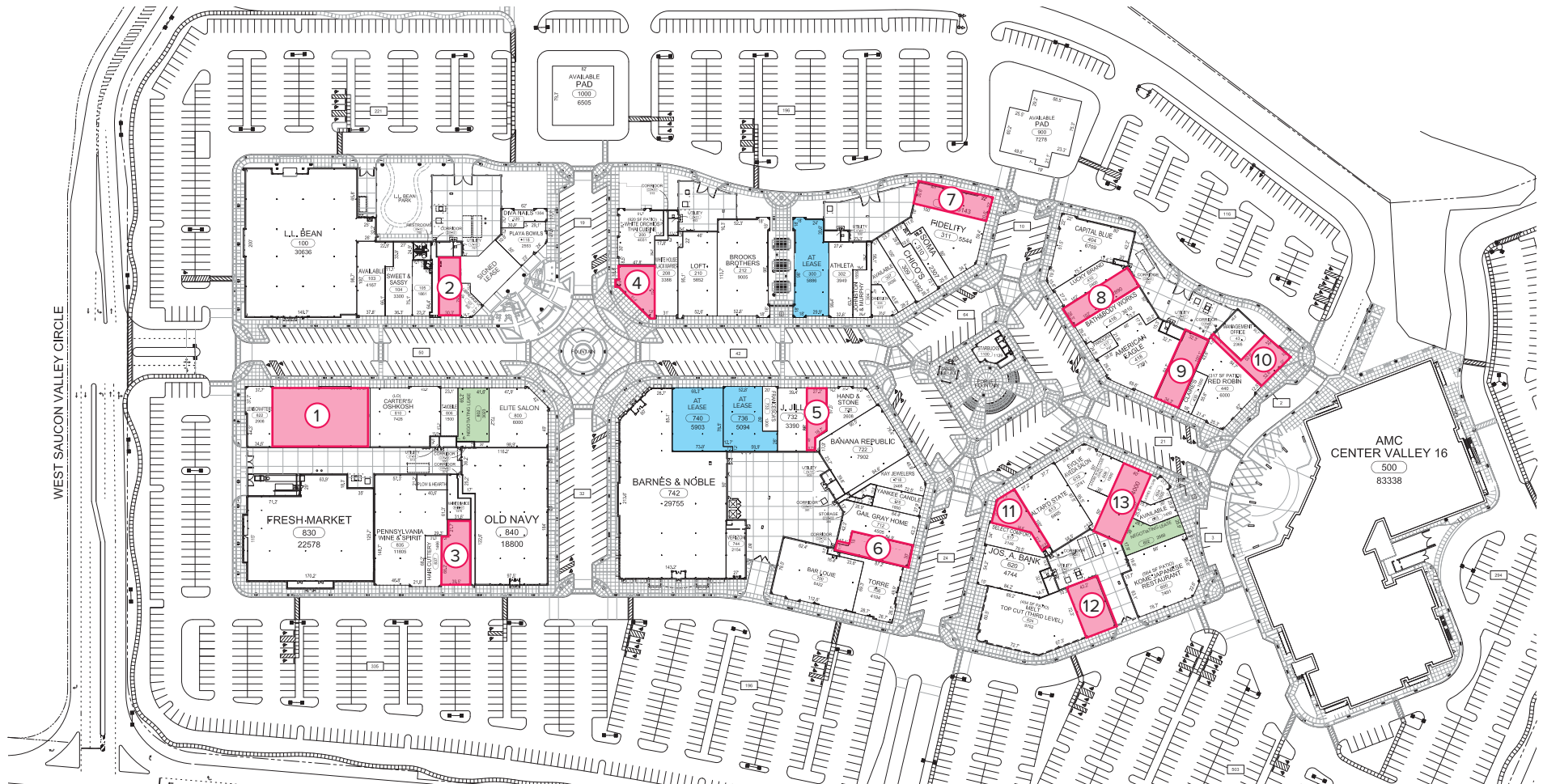
LEASING PLAN

THE PROMENADE SHOPS AT Saucon Valley

AVAILABILITIES

- 1** Space 814: 10,527 SF (Divisible)
- 2** Space 106: 2,407 SF
- 3** Space 839: 3,300 SF
- 4** Space 204: 2,621 SF
- 5** Space 730: 1,950 SF
- 6** Space 710: 2,668 SF
- 7** Space 314: 3,143 SF
- 8** Space 412: 2,890 SF
- 9** Space 420: 3,400 SF
- 10** Space 450: 2,399 SF
- 11** Space 616: 2,340 SF
- 12** Space 640: 3,119 SF
- 13** Space 606: 4,000 SF

NEGOTIATING LOI AT LEASE



NOTABLE TENANTS

The Promenade Shops at Saucon Valley



ALTAR'D STATE



ATHLETA



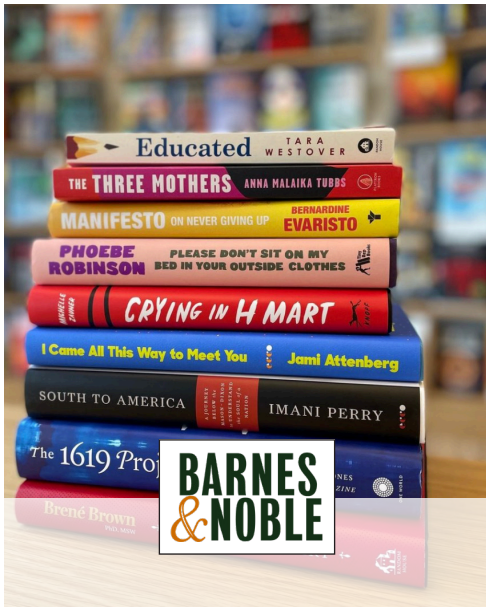
OLD NAVY



THE FRESH MARKET



TOP CUT STEAK HOUSE



BARNES & NOBLE



L.L.Bean



MSC

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