



# Promenade at Upper Dublin

Opening Summer of 2020



Owned & Developed by:  
**bet** investments  
*Building Better Lifestyles*

get in touch.

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92,384

DAYTIME WORKERS  
WITHIN 3 MILES



Lifestyle Retail integrated  
with Luxury Living



128,000

SQUARE FEET OF  
SPECIALTY RETAIL



Opening Summer  
of 2020!

PROPOSED



PROPOSED



REDSTONE  
AMERICAN GRILL



IMMEDIATE TRADE AREA  
DRAW OF MORE THAN

200,000

PEOPLE





## Promenade at Upper Dublin

The Promenade at Upper Dublin, located on 25 acres at the corner of Welsh Road and Dreshertown Road in thriving Eastern Montgomery County PA, is a master planned, mixed use community designed to integrate luxury living with lifestyle retail in a convenient main street environment. Anchored by a specialty grocer, outdoor lifestyle retail and full service restaurants, the town center retail will speak to the focus of today's savvy consumer on healthy living, personal care, boutique fitness and upscale specialty non-mall shopping. The residential buildings above the main streets will house over 400 high end apartments with socially engaging and lavish amenity spaces including a resort style pool. A 2.7 acre park will connect three miles of walking trails and pedestrian links connecting to the surrounding office parks and residential communities. The Property will include environmentally friendly design features including green roofs, bike shares and electric car charging.



**PROMENADE AT  
UPPER DUBLIN**

King of Prussia Mall  
King of Prussia, PA

Plymouth Meeting Mall  
Plymouth Meeting, PA

The Shoppes at English  
Village, North Wales, PA

The Promenade at  
Sagemore, Marlton, NJ

Uptown Worthington  
Malvern, PA

Population	10 Min	<b>131,842</b>	60,689	43,747	89,670	76,395	39,689
	3 Mile	<b>80,269</b>	60,479	67,723	50,144	67,011	31,427
	5 Mile	<b>197,157</b>	176,501	182,955	154,092	156,466	78,616
Avg HH Income	10 Min	<b>\$114,291</b>	\$127,263	\$113,494	\$139,454	\$128,644	\$155,226
	3 Mile	<b>\$112,966</b>	\$124,570	\$111,101	\$143,185	\$129,239	\$155,676
	5 Mile	<b>\$113,828</b>	\$119,777	\$113,154	\$133,766	\$124,718	\$163,300
HH's over \$100K	10 Min	<b>20,849</b>	10,600	7,364	16,934	14,632	8,665
	3 Mile	<b>12,660</b>	10,347	11,068	9,809	12,789	6,679
	5 Mile	<b>31,140</b>	27,621	28,938	28,577	28,677	17,206
Daytime Pop	10 Min	<b>150,208</b>	110,933	65,786	82,888	89,208	93,447
	3 Mile	<b>92,384</b>	107,446	90,601	51,780	77,890	68,921
	5 Mile	<b>218,657</b>	243,051	223,284	154,987	179,142	120,849
# of Businesses	10 Min	<b>5,832</b>	4,553	2,754	3,246	3,636	3,670
	3 Mile	<b>3,548</b>	4,239	3,953	1,865	2,954	2,430
	5 Mile	<b>9,019</b>	9,877	9,066	6,073	7,419	4,515

Promenade at Upper Dublin

WITHIN 5 MILES

DEMOGRAPHIC COMPARISONS ESRI 2017



**218,657**  
DAYTIME POPULATION



**31,140**  
HH'S WITH \$100K + INCOME



**197,157**  
POPULATION



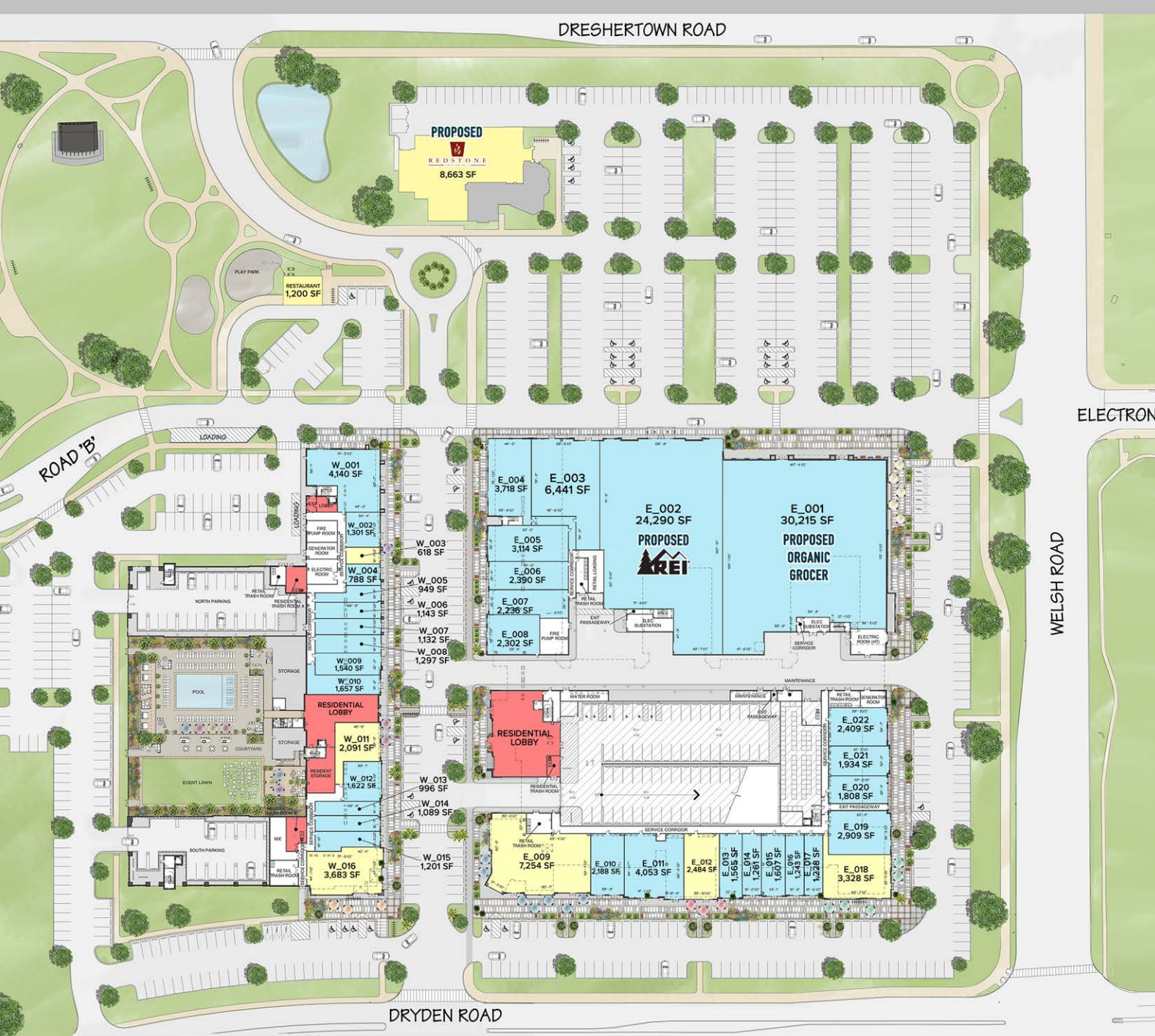
**\$113,828**  
HOUSEHOLD INCOME

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**PROMENADE AT UPPER DUBLIN**  
**UPPER DUBLIN, PA**

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**NOW LEASING:**

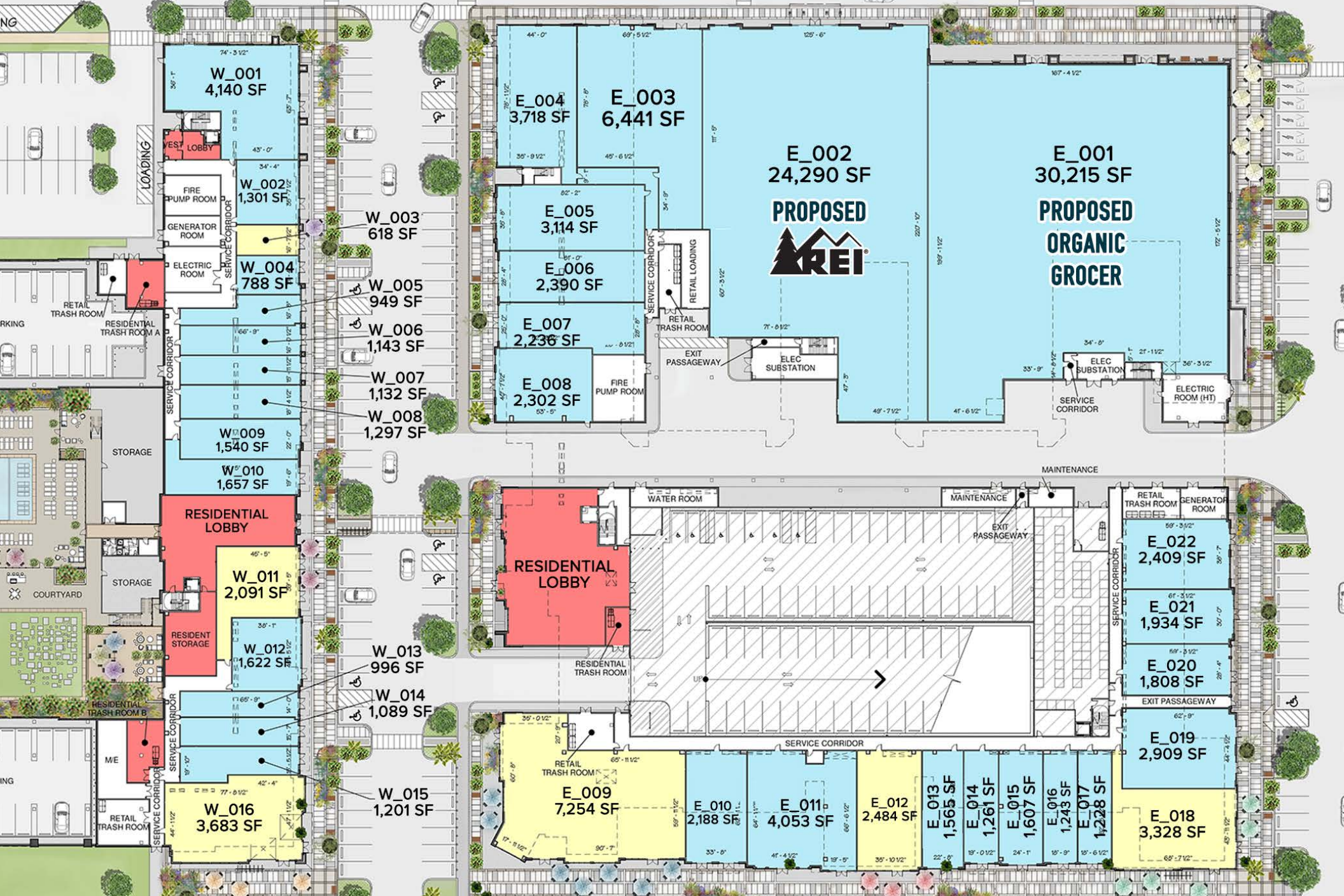
E001	30,215 SF	PROPOSED ORGANIC GROCER
E002	24,290 SF	PROPOSED REI
E003	6,441 SF	HOME FURNISHINGS / DESIGN
E004	3,718 SF	APPAREL / SOFT GOODS
E005	3,114 SF	BOUTIQUE FITNESS
E006	2,390 SF	APPAREL / SOFT GOODS
E007	2,236 SF	HOME DESIGN / GIFTS
E008	2,302 SF	SPECIALTY PAPER / CARDS
E009	7,254 SF	FULL-SERVICE RESTAURANT
E010	2,188 SF	BOUTIQUE FITNESS
E011	4,053 SF	MASSAGE
E012	2,484 SF	QUICK-SERVICE RESTAURANT
E013	1,565 SF	CELLULAR
E014	1,261 SF	SERVICE RETAIL
E015	1,607 SF	FAMILY / PARTY / CRAFTS
E016	1,243 SF	SPECIALTY DESSERT
E017	1,228 SF	BOUTIQUE APPAREL
E018	3,328 SF	QUICK-SERVICE RESTAURANT
E019	2,909 SF	APPAREL / SOFT GOODS
E020	1,808 SF	SPECIALTY RETAIL
E021	1,934 SF	COSMETICS / SPA
E022	2,409 SF	ATHLETIC APPAREL
W001	4,140 SF	APPAREL / SOFT GOODS
W002	1,301 SF	BOUTIQUE APPAREL
W003	618 SF	JUICE / ACAI / BOWLS
W004	788 SF	SPECIALTY OPTICAL
W005	949 SF	SHOES / ACCESSORIES
W006	1,143 SF	JEWELRY / GIFTS / ACCESSORIES
W007	1,132 SF	MEN'S GROOMING
W008	1,297 SF	PERSONAL CARE
W009	1,540 SF	BOUTIQUE APPAREL
W010	1,657 SF	SERVICE RETAIL
W011	2,091 SF	CAFE / BAKERY
W012	1,622 SF	SPECIALTY SPA
W013	996 SF	BOUTIQUE APPAREL
W014	1,089 SF	SPECIALTY SPA
W015	1,201 SF	SPECIALTY SPA
W016	3,683 SF	QUICK SERVICE RESTAURANT
PAD	1,200 SF	COFFEE SHOP
PAD	8,663 SF	PROPOSED REDSTONE GRILL

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# PROMENADE AT UPPER DUBLIN

## UPPER DUBLIN, PA

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# SITE

## PROMENADE AT UPPER DUBLIN

25 ACRES  
128,000 SF OF RETAIL  
402 LUXURY APARTMENTS

114 SINGLE-FAMILY HOMES

## REGENCY AT UPPER DUBLIN

105 SINGLE-FAMILY HOMES

## MONTGOMERY BUSINESS CENTER

±225,722 SF OF OFFICE

PROPOSED



PROPOSED



DRESHERTOWN ROAD 13,877 VPD

DRYDEN ROAD

WELSH ROAD 25,912 VPD

WEST GATE DEVELOPMENT

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# SITE

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25 ACRES  
128,000 SF OF RETAIL  
402 LUXURY APARTMENTS

114 SINGLE-FAMILY HOMES

## REGENCY AT UPPER DUBLIN

105 SINGLE-FAMILY HOMES

## PENNSYLVANIA BUSINESS CAMPUS

2.3M OFFICE SF

PROPOSED

REDISTONE

PROPOSED

REI

## MONTGOMERY BUSINESS CENTER

±225,722 SF OF OFFICE

## WEST GATE DEVELOPMENT

## HORSHAM GATE



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**OVER 10 MILLION SQUARE FEET OF OFFICE SPACE WITHIN A 10 MINUTE DRIVE TIME**

**COMMONWEALTH CORPORATE CENTER (545,348 SF OF OFFICE SPACE)**

**PENNSYLVANIA BUSINESS CAMPUS (2.4 M SF OF OFFICE SPACE)**

**10,000 Employees**

**HORSHAM BUSINESS CENTER (1.4 M SF OF OFFICE SPACE)**

**PROMINENT COMPANIES**

- ASTEVA (HQ)
- BALL CORPORATION
- BIMBO BAKERIES (HQ)
- ENDO PHARMACEUTICALS
- JANSSEN PHARMACEUTICALS
- MORNINGSTAR (HQ)
- MUSICCHOICE (HQ)
- NUTRISYSTEM (HQ)
- NY LIFE
- PENN MUTUAL
- SOURCEED TECHNOLOGIES (MILITARY/FEDERAL DEFENSE CONTRACTOR)
- SOFTWARE (HQ)
- TEVA (HQ)
- TNS (HQ)
- TOLL BROTHERS (HQ)
- UNITED HEALTHCARE
- WORKSPACE PROPERTY TRUST (HQ)

**PRUDENTIAL'S CAMPUS & MONTGOMERY CORPORATE CENTER (1.1 M SF OF OFFICE SPACE)**

**FORT WASHINGTON OFFICE PARK (4.5 M SF OF OFFICE SPACE AND 14,000 EMPLOYEES)**

**PROMINENT COMPANIES**

- AETNA
- AON/AFFINITY
- ASHFIELD HEALTHCARE
- JOHNSON & JOHNSON
- NCCN (HQ)
- TRUMARK FINANCIAL

**PROMENADE AT UPPER DUBLIN**

**LEGEND**

- 10 MINUTE DRIVE TIME
- WILLOW GROVE PARK MALL

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