



# Promenade at Granite Run



Owned & Developed by:



get in touch.

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321,988

DAYTIME WORKERS  
WITHIN 7 MILES



Mixed Use Retail Center integrated  
with Luxury Living



Opening Fall of 2018!



830,000

SQUARE FEET OF  
RETAIL, RESTAURANTS &  
ENTERTAINMENT

400

LUXURY APARTMENTS



IMMEDIATE TRADE AREA  
DRAW OF MORE THAN

345,008

PEOPLE WITHIN  
7 MILES



		<b>PROMENADE AT GRANITE RUN</b>	Exton Square Mall Exton, PA	The Shoppes at Valley Square North Wales, PA	King of Prussia Mall King of Prussia, PA	The Shoppes at English Village North Wales, PA	Plymouth Meeting Mall Plymouth Meeting, PA	Ellis Preserve Newtown Square, PA
Population	10 Mile	766,612	314,203	547,781	586,909	637,551	997,348	943,600
	7 Mile	345,008	184,853	282,883	295,025	307,611	385,835	333,561
	5 Mile	136,656	99,793	150,836	176,033	154,092	182,741	136,313
Avg HH Income	10 Mile	\$104,340	\$138,386	\$120,617	\$133,775	\$113,776	\$104,565	\$102,043
	7 Mile	\$104,524	\$132,958	\$121,043	\$131,716	\$122,596	\$118,842	\$136,155
	5 Mile	\$119,217	\$137,749	\$118,714	\$119,870	\$133,766	\$113,085	\$144,052
HH's over \$100K	10 Mile	105,054	60,066	93,811	107,366	103,187	138,864	122,367
	7 Mile	48,840	34,418	48,758	51,580	53,362	63,036	61,333
	5 Mile	22,632	20,072	25,115	27,561	28,577	28,883	25,420
Daytime Pop	10 Mile	717,859	335,331	550,120	685,849	668,186	1,025,901	967,328
	7 Mile	321,988	222,364	297,174	400,062	322,765	423,460	366,421
	5 Mile	134,069	127,956	145,100	242,419	154,987	223,144	151,497
# of Businesses	10 Mile	27,862	13,790	23,278	27,395	27,178	36,920	35,316
	7 Mile	11,571	9,296	12,571	15,668	12,419	16,525	15,106
	5 Mile	5,101	5,869	5,712	9,854	6,073	9,063	6,663

DEMOGRAPHIC COMPARISONS ESRI 2017

## Promenade at Granite Run WITHIN 7 MILES



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**THE PROMENADE AT GRANITE RUN  
MEDIA, PA**

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



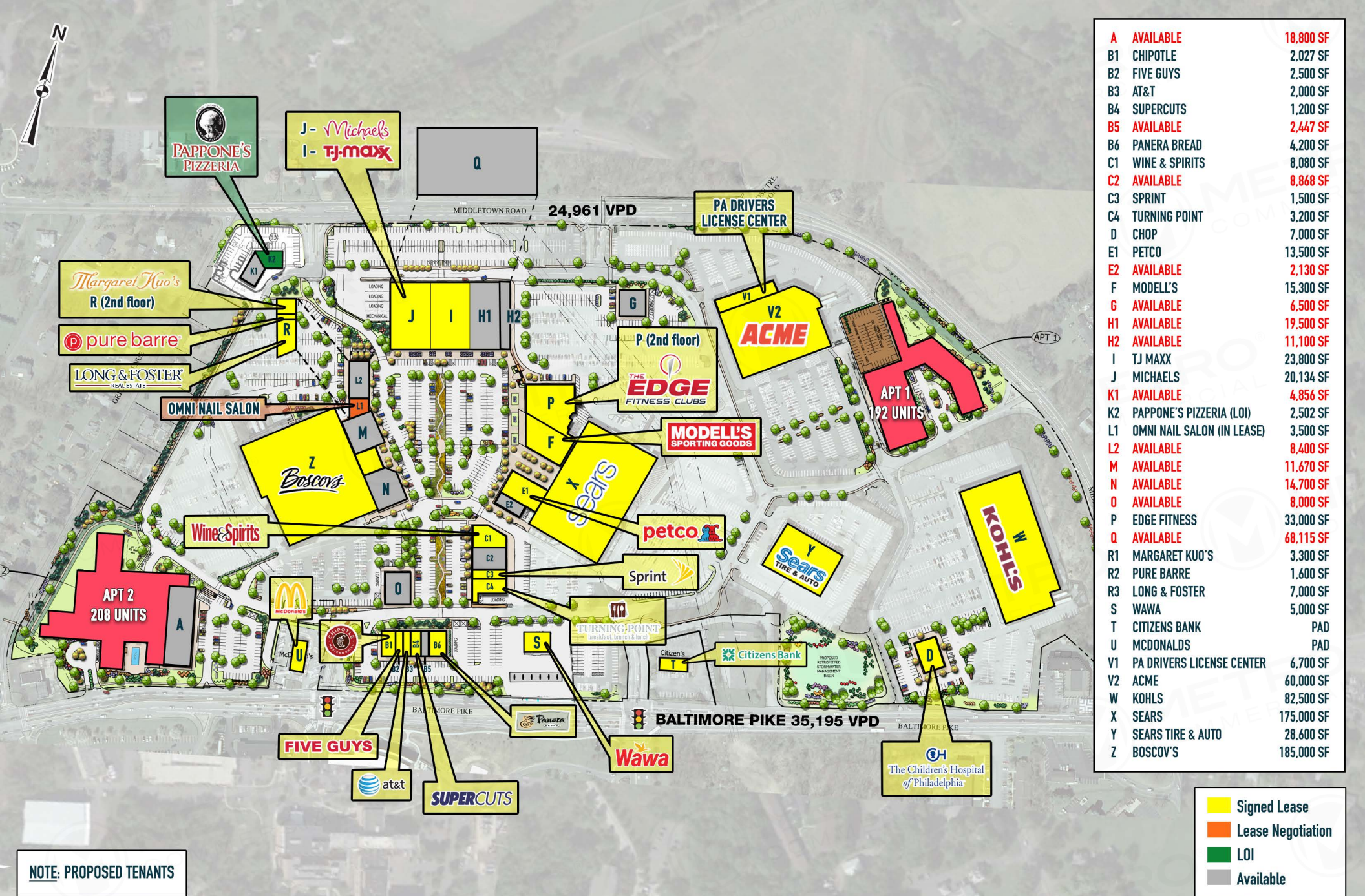


## Promenade at Granite Run

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.

Opening Fall 2018, The Promenade at Granite Run will be anchored by TJ Maxx, Michaels, Boscov's, Sears, 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.





A	AVAILABLE	18,800 SF
B1	CHIPOTLE	2,027 SF
B2	FIVE GUYS	2,500 SF
B3	AT&T	2,000 SF
B4	SUPERCUTS	1,200 SF
B5	AVAILABLE	2,447 SF
B6	PANERA BREAD	4,200 SF
C1	WINE & SPIRITS	8,080 SF
C2	AVAILABLE	8,868 SF
C3	SPRINT	1,500 SF
C4	TURNING POINT	3,200 SF
D	CHOP	7,000 SF
E1	PETCO	13,500 SF
E2	AVAILABLE	2,130 SF
F	MODELL'S	15,300 SF
G	AVAILABLE	6,500 SF
H1	AVAILABLE	19,500 SF
H2	AVAILABLE	11,100 SF
I	TJ MAXX	23,800 SF
J	MICHAELS	20,134 SF
K1	AVAILABLE	4,856 SF
K2	PAPPONE'S PIZZERIA (LOI)	2,502 SF
L1	OMNI NAIL SALON (IN LEASE)	3,500 SF
L2	AVAILABLE	8,400 SF
M	AVAILABLE	11,670 SF
N	AVAILABLE	14,700 SF
O	AVAILABLE	8,000 SF
P	EDGE FITNESS	33,000 SF
Q	AVAILABLE	68,115 SF
R1	MARGARET KUO'S	3,300 SF
R2	PURE BARRE	1,600 SF
R3	LONG & FOSTER	7,000 SF
S	WAWA	5,000 SF
T	CITIZENS BANK	PAD
U	MCDONALDS	PAD
V1	PA DRIVERS LICENSE CENTER	6,700 SF
V2	ACME	60,000 SF
W	KOHL'S	82,500 SF
X	SEARS	175,000 SF
Y	SEARS TIRE & AUTO	28,600 SF
Z	BOSCOV'S	185,000 SF

- Signed Lease
- Lease Negotiation
- LOI
- Available

**NOTE: PROPOSED TENANTS**

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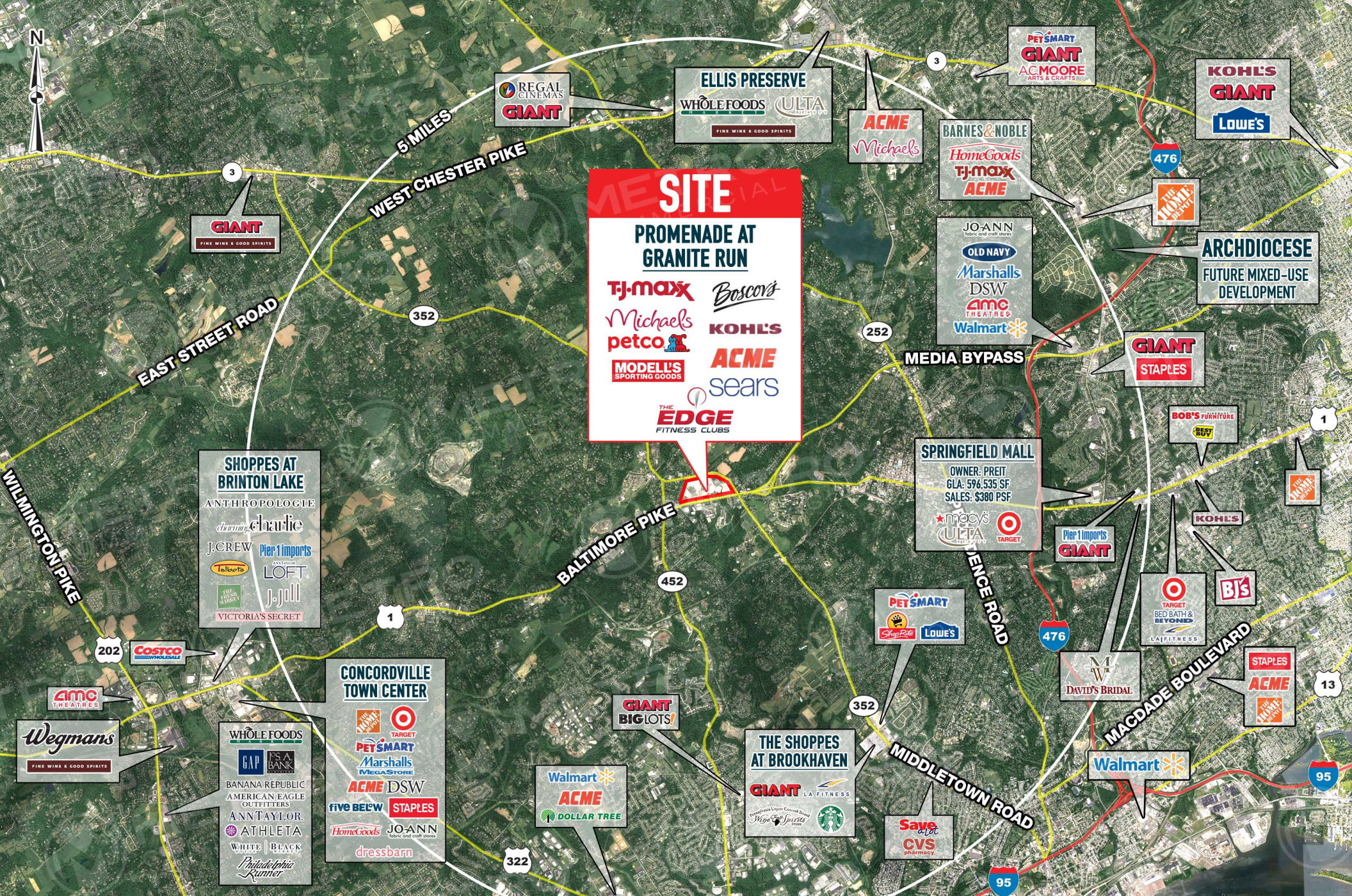
**NOTE: CONSTRUCTION AS OF 9/4/18**

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