

# PROMENADE AT GRANITE RUN

MIXED-USE RETAIL CENTER  
INTEGRATED WITH LUXURY LIVING

2020 CHAIN STORE AGE  
BREAKOUT CENTER



±860,000 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 860,000 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**

*Bosco'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



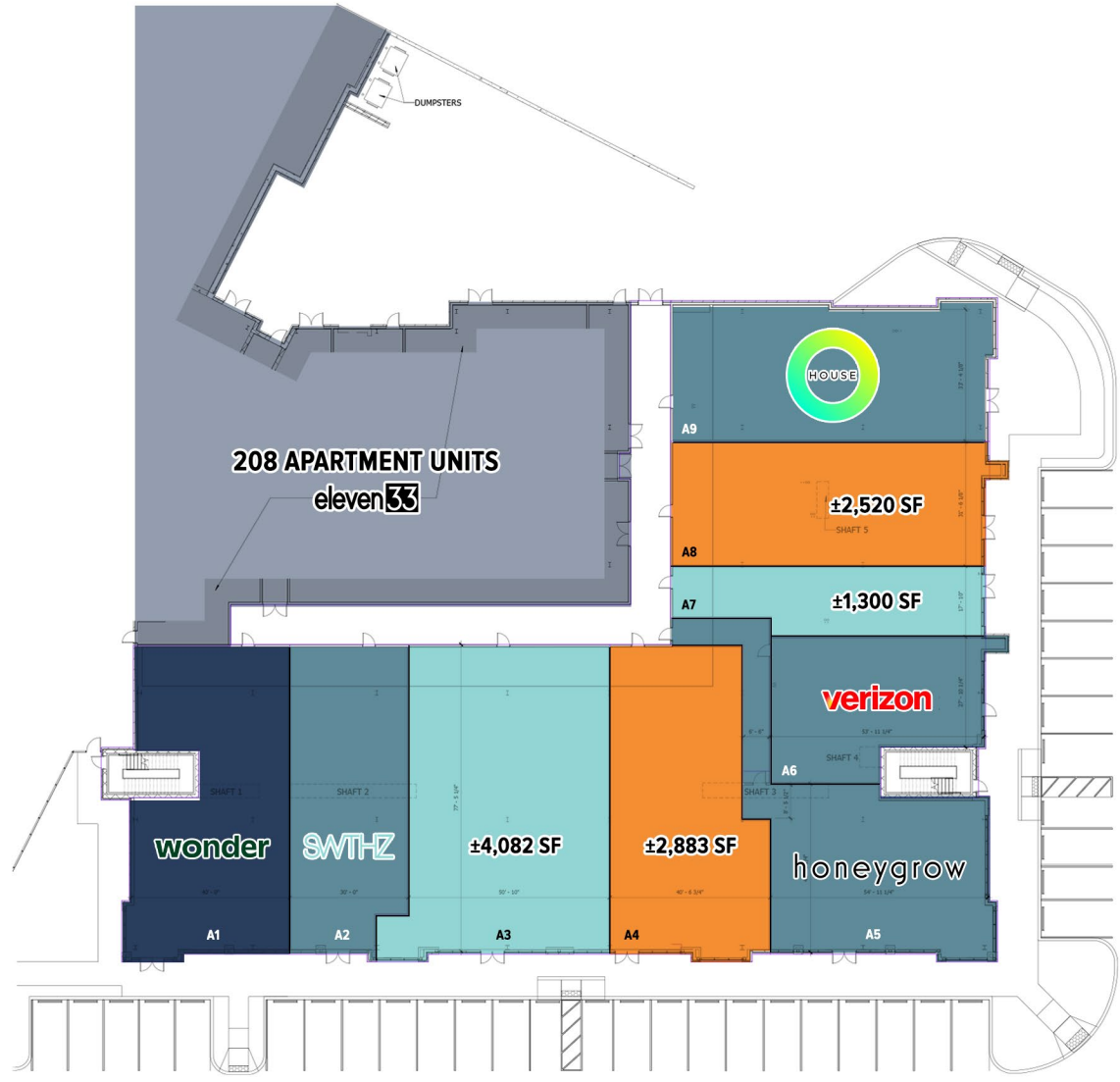
B1	CHIPOTLE	2,208 SF
B2	FIVE GUYS	2,511 SF
B3	AT&T	2,000 SF
B4	SUPERCUTS	1,200 SF
B5	RESTORE	
	CYROTHERAPY	2,384 SF
B6	PANERA BREAD	4,528 SF
C1	WINE & SPIRITS	7,616 SF
C2	RAYAKI RAMEN	2,160 SF
C3	THE GOOD FEET STORE	3,130 SF
C4	IVY REHAB	3,132 SF
C5	T-MOBILE	1,500 SF
C6	TURNING POINT	3,170 SF
D	CHOP	6,908 SF
E1	PETCO	13,485 SF
E2	TROPICAL SMOOTHIE CAFE	1,879 SF
<b>F</b>	<b>AVAILABLE</b>	<b>4,031 SF</b>
F1	FIVE BELOW	10,346 SF
G	POPEYES	PAD
H	NORDSTROM RACK	32,434 SF
I	TJ MAXX	23,768 SF
J	MICHAELS	19,134 SF
<b>K</b>	<b>AVAILABLE</b>	<b>7,358 SF</b>
L1	OMNIA SPA	4,638 SF
L2	SALLY BEAUTY	1,600 SF
L3	EUROPEAN WAX CENTER	1,606 SF
L4	IKEA	3,755 SF
M1	AMERICA'S BEST CONTACTS	3,381 SF
<b>M2</b>	<b>AVAILABLE</b>	<b>7,852 SF</b>
N1	GOLD FISH SWIM	8,672 SF
N2	SOLA SALON	5,500 SF
O	MILLER'S ALE HOUSE	6,300 SF
P	EDGE FITNESS	33,000 SF
Q	AT HOME	85,985 SF
R1	MARGARET KUO'S	3,436 SF
R2	PURE BARRE	1,500 SF
R3	LONG & FOSTER	7,000 SF
S	WAWA	PAD
T	CITIZENS BANK	PAD
U	MCDONALDS	PAD
V1	PA DRIVERS LICENSE CENTER	6,729 SF
V2	ACME	59,614 SF
W	KOHL'S	82,500 SF
X	SEARS	175,300 SF
Y	SEARS AUTO CENTER	28,609 SF
Z	BOSCOV'S	181,717 SF

<b>A</b>	<b>SHOPS AT ELEVEN33</b>	<b>23,118 SF</b>
A1	WONDER	2,978 SF
A2	SWEATHOUS	2,269 SF
A3	IN LEASE	4,082 SF
<b>A4</b>	<b>AVAILABLE</b>	<b>2,883 SF</b>
A5	HONEYGROW	2,431 SF
A6	VERIZON	1,776 SF
A7	IN LEASE	1,300 SF
<b>A8</b>	<b>AVAILABLE</b>	<b>2,520 SF</b>
A9	HILO HOUSE	2,875 SF

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# LEASING PLAN - SHOPS AT ELEVEN33 (DIVISIBLE)

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



BALTIMORE PIKE 38,800 VPD

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# MARKET AERIAL



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Owned & Developed by:



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AT GRANITE RUN