



Promenade at Upper Dublin



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103,665

DAYTIME WORKERS
WITHIN 3 MILES



Lifestyle Retail integrated
with Luxury Living



128,000

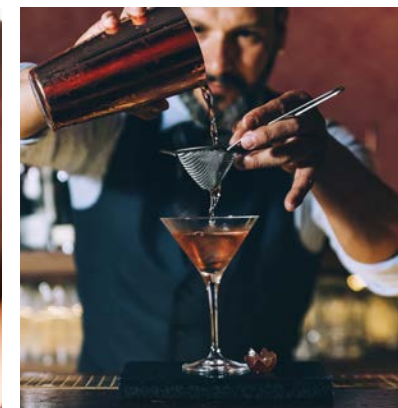
SQUARE FEET OF
LIFESTYLE RETAIL



Located at the
Intersection of
Dreshertown Road
& Welsh Road



IMMEDIATE TRADE AREA
DRAW OF MORE THAN
200,000
PEOPLE

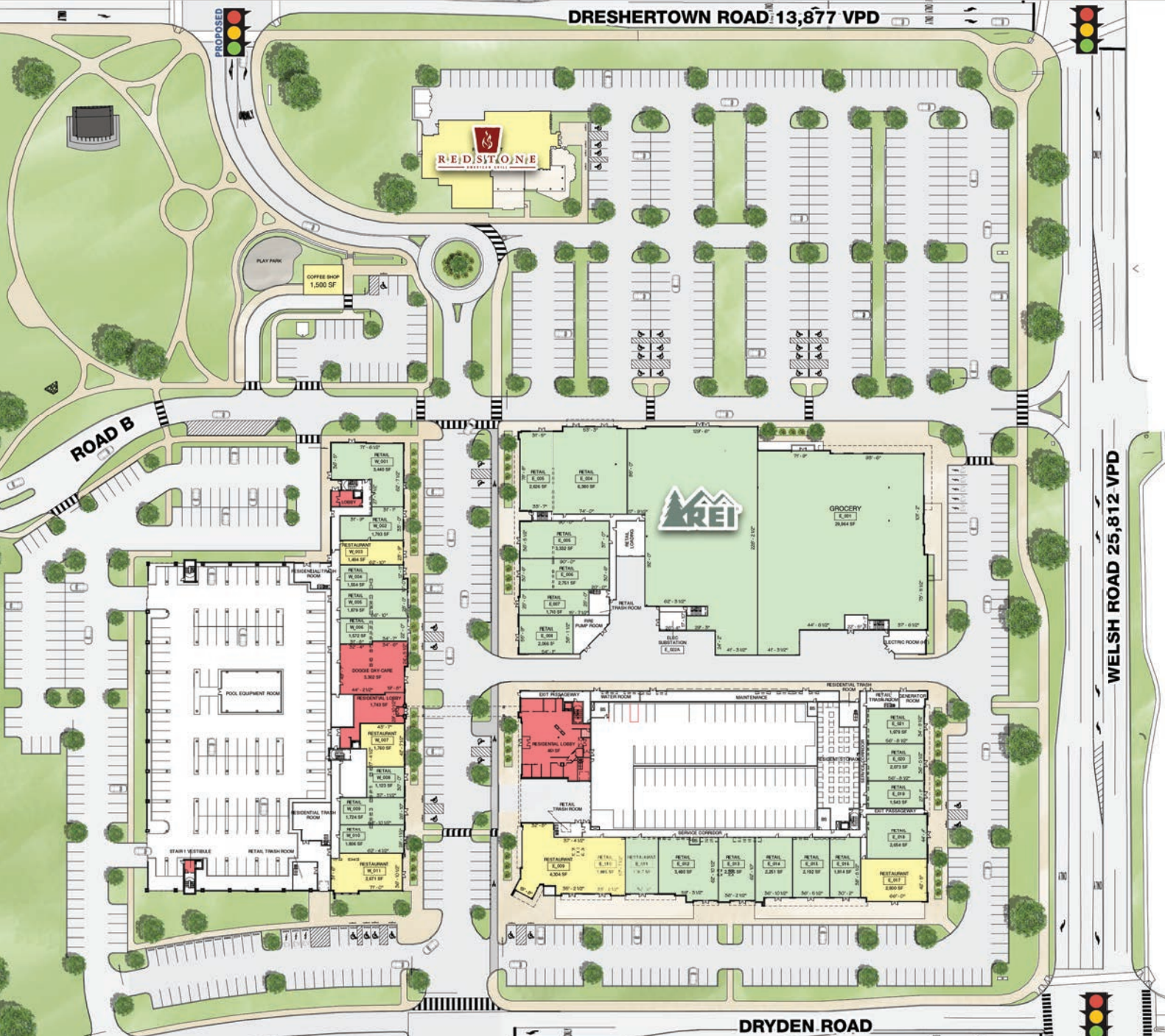




Promenade at Upper Dublin

The Promenade at Upper Dublin, located on 25 acres at the corner of Welsh Road and Dreshertown Road in thriving Eastern Montgomery 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 alternative energy sources.





NOW LEASING:

E001	29,964 SF	GROCERY
E002	24,000 SF	REI
E004	6,380 SF	HOME FURNISHINGS / DESIGN
E005	2,626 SF	APPAREL / SOFT GOODS
E005.	3,332 SF	BOUTIQUE FITNESS
E006	2,751 SF	APPAREL / SOFT GOODS
E007	1,760 SF	HOME DESIGN / GIFTS
E008	2,066 SF	SPECIALTY PAPER / CARDS
E009	6,189 SF	FULL-SERVICE RESTAURANT
E011	1,807 SF	CELLULAR
E012	3,480 SF	MASSAGE
E013	2,296 SF	SERVICE RETAIL
E014	2,251 SF	BOUTIQUE FITNESS
E015	2,192 SF	DOGGIE DAYCARE
E016	1,814 SF	FAMILY / PARTY / CRAFTS
E017	2,800 SF	QUICK-SERVICE RESTAURANT
E018	2,654 SF	APPAREL / SOFT GOODS
E019	1,543 SF	COSMETICS / SPA
E020	2,073 SF	APPAREL / SOFT GOODS
E021	1,979 SF	ATHLETIC APPAREL
W001	3,440 SF	APPAREL / SOFT GOODS
W002	1,793 SF	BOUTIQUE FITNESS
W003	1,494 SF	JUICE/ ACAI / BOWLS
W004	1,554 SF	SPECIALTY OPTICAL
W005	1,879 SF	SHOES / ACCESSORIES
W006	1,572 SF	JEWELRY / GIFTS / ACCESSORIES
W006.5	1,651 SF	MEN'S GROOMING
W006.5	1,651 SF	PERSONAL CARE
W007	1,760 SF	CAFÉ/ BAKERY
W008	1,123 SF	SPECIALTY SPA
W009	1,724 SF	SPECIALTY SPA
W010	1,806 SF	SPECIALTY SPA
W011	2,671 SF	QUICK-SERVICE RESTAURANT
PAD SITE	8,663 SF	REDSTONE GRILL
PAD SITE	1,500 SF	COFFEE SHOP

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THE PROMENADE AT UPPER DUBLIN UPPER DUBLIN, PA





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THE PROMENADE AT UPPER DUBLIN UPPER DUBLIN, PA

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

- ASTEIA (HQ)
- BALL CORPORATION
- BIMBO BAKERIES (HQ)
- ENDO PHARMACEUTICALS
- JANSSEN PHARMACEUTICALS
- MORNINGSTAR (HQ)
- MUSICCHOICE (HQ)
- NUTRISYSTEM (HQ)
- NY LIFE
- PENN MUTUAL
- REED 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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		PROMENADE AT UPPER DUBLIN	Uptown Worthington Malvern, PA	The Shoppes at English Village, North Wales, PA	The Promenade at Sagemore, Marlton, NJ	Plymouth Meeting Mall Plymouth Meeting, PA	King of Prussia Mall King of Prussia, PA
Population	10 Min	131,842	39,689	89,670	76,395	43,747	60,689
	3 Mile	80,269	31,427	50,144	67,011	67,723	60,479
	5 Mile	197,157	78,616	154,092	156,466	182,955	176,501
Avg HH Income	10 Min	\$114,291	\$155,226	\$139,454	\$128,644	\$113,494	\$127,263
	3 Mile	\$112,966	\$155,676	\$143,185	\$129,239	\$111,101	\$124,570
	5 Mile	\$113,828	\$163,300	\$133,766	\$124,718	\$113,154	\$119,777
HH's over \$100K	10 Min	20,849	8,665	16,934	14,632	7,364	10,600
	3 Mile	12,660	6,679	9,809	12,789	11,068	10,347
	5 Mile	31,140	17,206	28,577	28,677	28,938	27,621
Daytime Pop	10 Min	150,208	93,447	82,888	89,208	65,786	110,933
	3 Mile	92,384	68,921	51,780	77,890	90,601	107,446
	5 Mile	218,657	120,849	154,987	179,142	223,284	243,051
# of Businesses	10 Min	5,832	3,670	3,246	3,636	2,754	4,553
	3 Mile	3,548	2,430	1,865	2,954	3,953	4,239
	5 Mile	9,019	4,515	6,073	7,419	9,066	9,877

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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THE PROMENADE AT UPPER DUBLIN
UPPER DUBLIN, PA

