PROMENADE AT GRANITE RUN

MIXED-USE RETAIL CENTER
INTEGRATED WITH LUXURY LIVING

2020 CHAIN STORE AGE
BREAKOUT CENTER

±830,000 SF OF RETAIL, RESTAURANTS, & GROCERY

Leased by:
METRO® COMMERCIAL

Owned & Developed by:
bet investments
Building Better Lifestyles
A Bruce E. Toll Company

IMMEDIATE TRADE AREA
DRAW OF MORE THAN

344,360

PEOPLE WITHIN 7 MILES

328,478

DAYTIME POPULATION
WITHIN 7 MILES

400

LUXURY APARTMENTS

NOW OPEN

ACME
at home
Boscov's
THE EDGE FITNESS CLUBS
KOHL'S
Michaels
petco
TJ maxx

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 830,000 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.

THE EDGE FITNESS CLUBS
THE EDGE FITNESS CLUBS
THE EDGE FITNESS CLUBS
NOW OPEN
MODELL'S SPORTING GOODS
MODELL'S SPORTING GOODS

Michaels
TOUR OUR MODEL BEGINNING
Tj·maxx

THE EDGE FITNESS CLUBS

MILLER'S
CHIPOTLE
FIVE GUYS
SUPERCUTS
AT&T
PANERA BREAD
Tj·maxx
Michaels
EDGE

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 min. drive time

7,557
HH's with $100,000+ income
within 10 min. drive time

138,570
Daytime population
within 10 min. drive time

$118,921
Average household income
within 10 min. drive time

METRO COMMERCIAL

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LEASING PLAN

A	AVAILABLE	23,261 SF
B1	CHIPOTLE	2,027 SF
B2	FIVE GUYS	2,500 SF
B3	AT&T	2,000 SF
B4	SUPERCUTS	1,200 SF
B5	RESTORE CYROTHERAPY	2,447 SF
B6	PANERA BREAD	4,200 SF
C1	WINE & SPIRITS	8,080 SF
C2	RAYAKI RAMEN	2,160 SF
C3	THE GOOD FEET STORE	3,130 SF
C4	IVY REHAB	3,132 SF
C5	SPRINT	1,500 SF
C6	TURNING POINT	3,200 SF
D	CHOP	7,000 SF
E1	PETCO	13,500 SF
E2	TROPICAL SMOOTHIE CAFE	1,879 SF
F	AVAILABLE	5,125 SF
F1	FIVE BELOW	10,125 SF
G	POPEYE'S	4,000 SF
H	AVAILABLE	30,600 SF
I	TJ MAXX	23,800 SF
J	MICHAELS	20,134 SF
K	AVAILABLE	7,358 SF
L1	OMNIA NAIL SALON	4,600 SF
L2	SALLY BEAUTY	1,600 SF
L3	EUROPEAN WAX CENTER	1,600 SF
L4	AVAILABLE	4,638 SF
M1	AMERICA'S BEST CONTACTS	3,443 SF
M2	AVAILABLE	8,227 SF
N1	GOLD FISH SWIM	9,000 SF
N2	SOLA SALON	5,500 SF
O	MILLER'S ALE HOUSE	8,000 SF
P	EDGE FITNESS	33,000 SF
Q	AT HOME	85,000 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	KOHLS	82,500 SF
X	SEARS	175,000 SF
Y	SEARS AUTO CENTER	28,600 SF
Z	BOSCOV'S	185,000 SF

NOTE: PROPOSED TENANTS
JANUARY 2023

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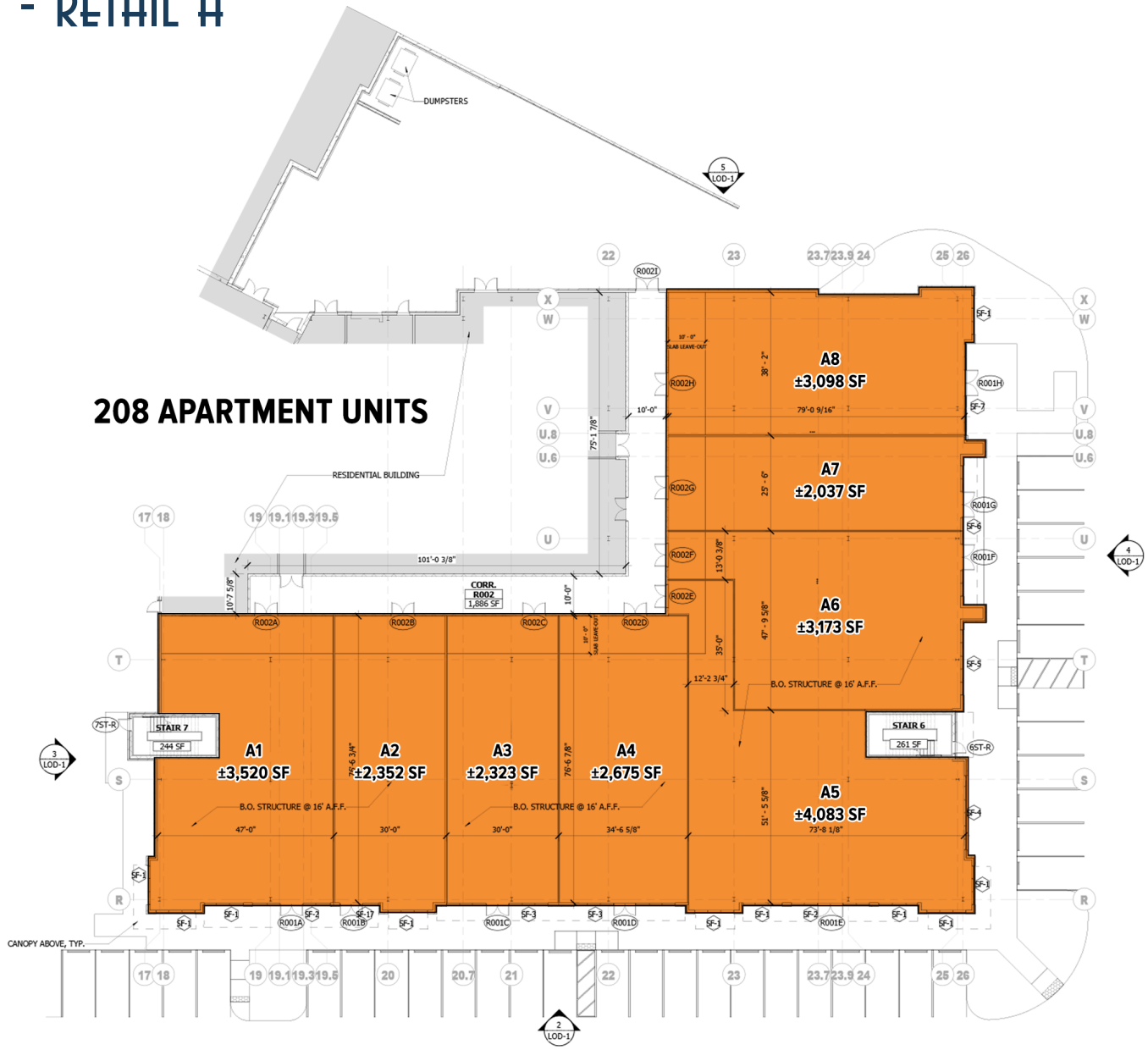
LEASING PLAN - RETAIL A



BALTIMORE PIKE 38,800 VPD

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MARKET AERIAL

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