

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:





IMMEDIATE TRADE AREA
DRAW OF MORE THAN

344,360

PEOPLE WITHIN 7 MILES

NOW OPEN

ACME
at home

Boscov's

THE
EDGE
FITNESS CLUBS

KOHL'S

Michaels
petco

TJ·maxx

IKEA®



ABOUT THE PROMENADE AT GRANITE RUN

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 are two luxury apartment complexes on each end of the development totaling 400 apartments. Each complex includes state of the art virtual fitness clubs, a lavish pool and numerous socially engaging amenities.

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	149,348	116,590	189,989	195,260	140,783
	7 Mile	361,988	207,229	320,799	403,107	350,582
	10 Mile	790,204	345,763	624,238	1,027,150	961,702
Avg HH Income	5 Mile	\$173,562	\$197,763	\$180,495	\$161,653	\$223,087
	7 Mile	\$154,370	\$198,619	\$192,795	\$170,814	\$207,471
	10 Mile	\$153,686	\$203,254	\$197,955	\$152,659	\$153,606
HH's over \$100K	5 Mile	57.4%	67.6%	57.4%	54.4%	66.4%
	7 Mile	52.6%	68.0%	61.1%	55.8%	64.0%
	10 Mile	51.1%	68.9%	62.9%	50.0%	49.5%
Daytime Pop	5 Mile	146,387	149,573	254,866	229,152	157,011
	7 Mile	338,354	241,557	416,514	463,551	386,225
	10 Mile	753,890	366,482	725,152	1,095,041	982,490
# of Businesses	5 Mile	5,539	6,670	10,196	9,314	6,786
	7 Mile	11,685	9,872	16,317	18,100	15,327
	10 Mile	28,256	14,323	28,105	38,989	35,417

*ESRI 2026



790,204

Population
within 10 miles



51.1%

HH's with \$100,000+ income
within 10 miles



753,890

Daytime population
within 10 miles



\$153,686

Average household income
within 10 miles

LEASING PLAN



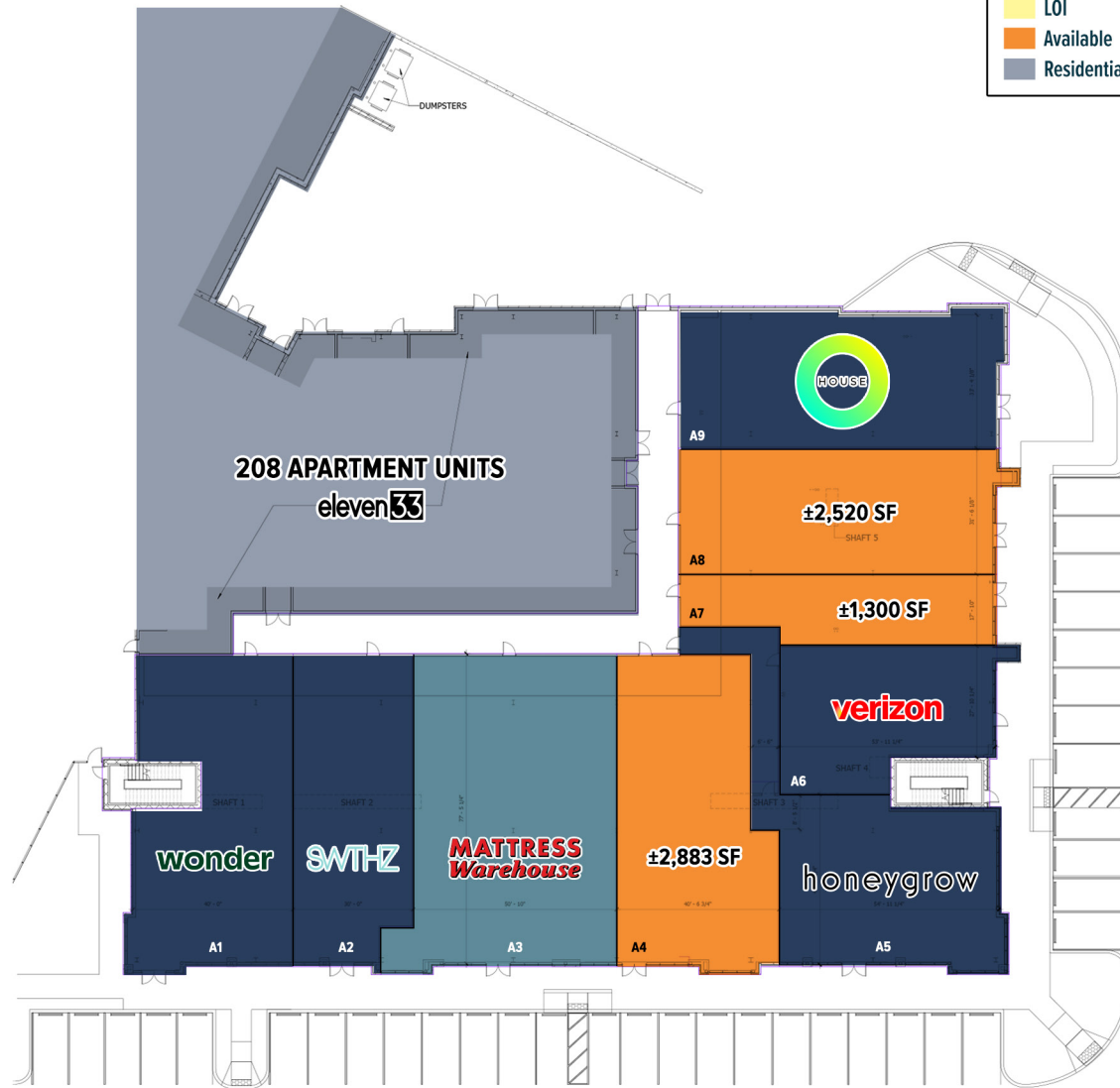
Open
Signed Lease
Lease Negotiation
LOI
Available
Residential

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
F	AVAILABLE	4,031 SF
F1	FIVE BELOW	10,346 SF
G	POPEYES	PAD
H	NORDSTROM RACK	30,600 SF
I	TJ MAXX	23,768 SF
J	MICHAELS	19,953 SF
K	AVAILABLE	7,358 SF
L1	OMNIA SPA	4,638 SF
L2	NEG. LEASE	1,600 SF
L3	EUROPEAN WAX	
	CENTER	1,606 SF
L4	IKEA	3,755 SF
M1	AMERICA'S BEST	
	CONTACTS	3,381 SF
M2	AVAILABLE	7,707 SF
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

A	SHOPS AT ELEVEN33	23,114 SF
A1	WONDER	2,978 SF
A2	SWEATHOUZ	2,269 SF
A3	MATTRESS WAREHOUSE	4,082 SF
A4	AVAILABLE	2,883 SF
A5	HONEYGROW	2,431 SF
A6	VERIZON	1,776 SF
A7	AVAILABLE	1,300 SF
A8	AVAILABLE	2,520 SF
A9	HILO HOUSE	2,875 SF

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LEASING PLAN - SHOPS AT ELEVEN33 (DIVISIBLE)



Open
Signed Lease
Lease Negotiation
LOI
Available
Residential

A	SHOPS AT ELEVEN33	23,114 SF
A1	WONDER	2,978 SF
A2	SWEATHOUZ	2,269 SF
A3	MATTRESS WAREHOUSE	4,082 SF
A4	AVAILABLE	2,883 SF
A5	HONEYGROW	2,431 SF
A6	VERIZON	1,776 SF
A7	AVAILABLE	1,300 SF
A8	AVAILABLE	2,520 SF
A9	HILO HOUSE	2,875 SF

BALTIMORE PIKE 38,800 VPD

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MARKET AERIAL



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AT **PROMENADE**
GRANITE RUN

METRO
COMMERCIAL

bet investments
Building Better Lifestyles
A Metro & Bet Company

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Owned & Developed by:



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AT GRANITERUN