



Neshaminy Mall

BENSALEM, PENNSYLVANIA



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THE MARKET

- Over 642,000 people reside in the trade area.
- 51% of the trade area households earn over \$50,000 per year.
- 30% of trade area households earn over \$75,000 per year.
- Average household income is projected to reach almost \$70,000 by 2011.
- Within five miles of the mall, there are more than 163,000 daytime employees.
- A new single family housing development with houses priced up to \$550,000 is located across the street.
- Located a half mile from the mall, Horizon Corporate Center houses three million square feet of office and retail space.

THE CENTER

- Located at the busiest intersection off of the PA Turnpike. Easily accessible from Interstate 95 and Route 1.
- Strong development surrounding the mall has prompted a Route 1 expansion to service increased traffic to the property and its critical mass.
- Located minutes from downtown Philadelphia – the 5th largest metropolitan area in the United States.

THE MERCHANDISING MIX

- Broad mix of 120 specialty retailers including Barnes & Noble, Hollister Co., H&M, Charlotte Russe, Aeropostale, The Children's Place, American Eagle Outfitters, Bath and Body Works, Hot Topic, Journeys, PacSun, Torrid, Zumiez and Victoria's Secret.
- Ranked as one of the top 20 theaters in North America, AMC Neshaminy 24 is the largest and highest sales-producing cinemas in Pennsylvania.
- Two highly productive restaurants on site, including On the Border and Pizzeria Uno.



MALL INFORMATION

LOCATION

Located at the crossroads of Lower Bucks County and Northeast Philadelphia with convenient access from all points: Interstate 95, Pennsylvania Turnpike, US Route 1.

MARKET

Philadelphia

DESCRIPTION

Single-level, enclosed, regional

ANCHORS

Boscov's, Macy's, Sears, AMC 24-screen theater

TOTAL RETAIL SQUARE FOOTAGE 1,031,775

PARKING SPACES 6,300

OPENED 1968

EXPANDED 1998

RENOVATED 1995

TRADE AREA PROFILE

2007 POPULATION 642,250

2012 PROJECTED POPULATION 631,437

2007 HOUSEHOLDS 244,467

2012 PROJECTED HOUSEHOLDS 241,477

2007 MEDIAN AGE 39.1

2007 AVERAGE HH INCOME \$63,806

2012 PROJECTED AVERAGE HH INCOME \$70,865

5-MILE RADIUS PROFILE

2007 POPULATION 255,145

2012 PROJECTED POPULATION 254,978

2007 HOUSEHOLDS 96,444

2012 PROJECTED HOUSEHOLDS 97,396

2007 MEDIAN AGE 40.3

2007 AVERAGE HH INCOME \$74,493

2012 PROJECTED AVERAGE HH INCOME \$82,623

DAYTIME EMPLOYMENT

3-MILE RADIUS 57,132

5-MILE RADIUS 163,859

SOURCE: CLARITAS, INC.