THE PROMENADE
UPPER DUBLIN

Major Mixed Use Development in Montgomery County PA

143,000 SF of Retail Space
404 Apartments
±7,500 SF Restaurant Pad Available;
±1,000-5,000 SF Available for Lease

Now Open!

Join: SPROUTS FARMERS MARKET · lululemon athletica · FINE WINE & GOOD SPIRITS · CLEAN JUICE · HomeGoods

Coming Soon

WAXING THE CITY · Serenity Nail Bar · Starbucks · LASCALA'S FIRE · TURNING POINT breakfast, brunch & lunch · Matsu · Cousins Maine Lobster · Carbon Health · TRINITY REHAB · Banfield PET HOSPITAL · smashburger

get in touch.

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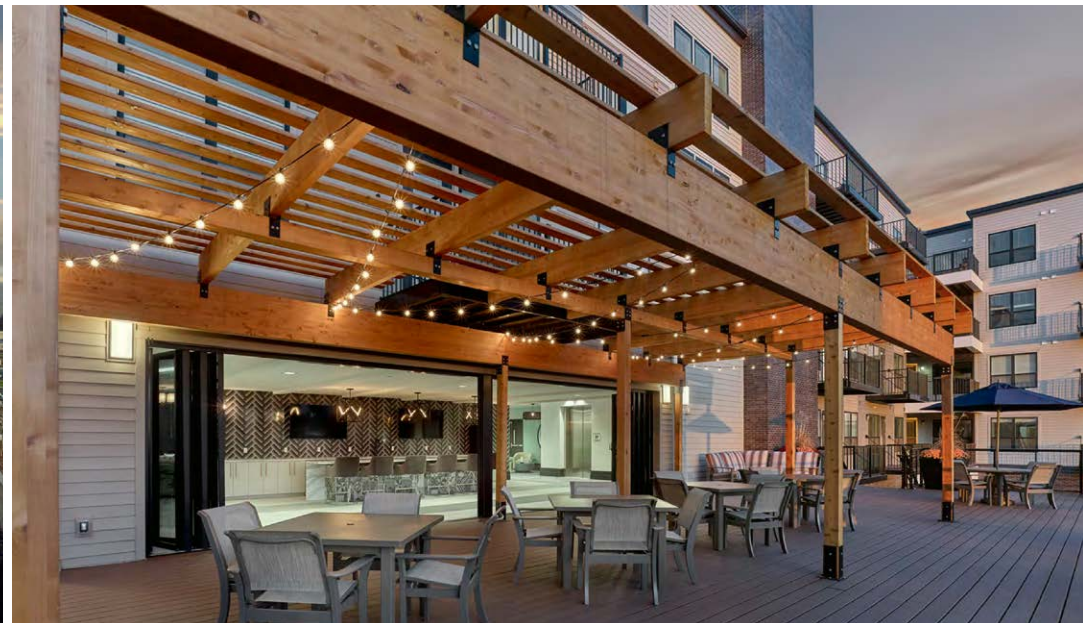
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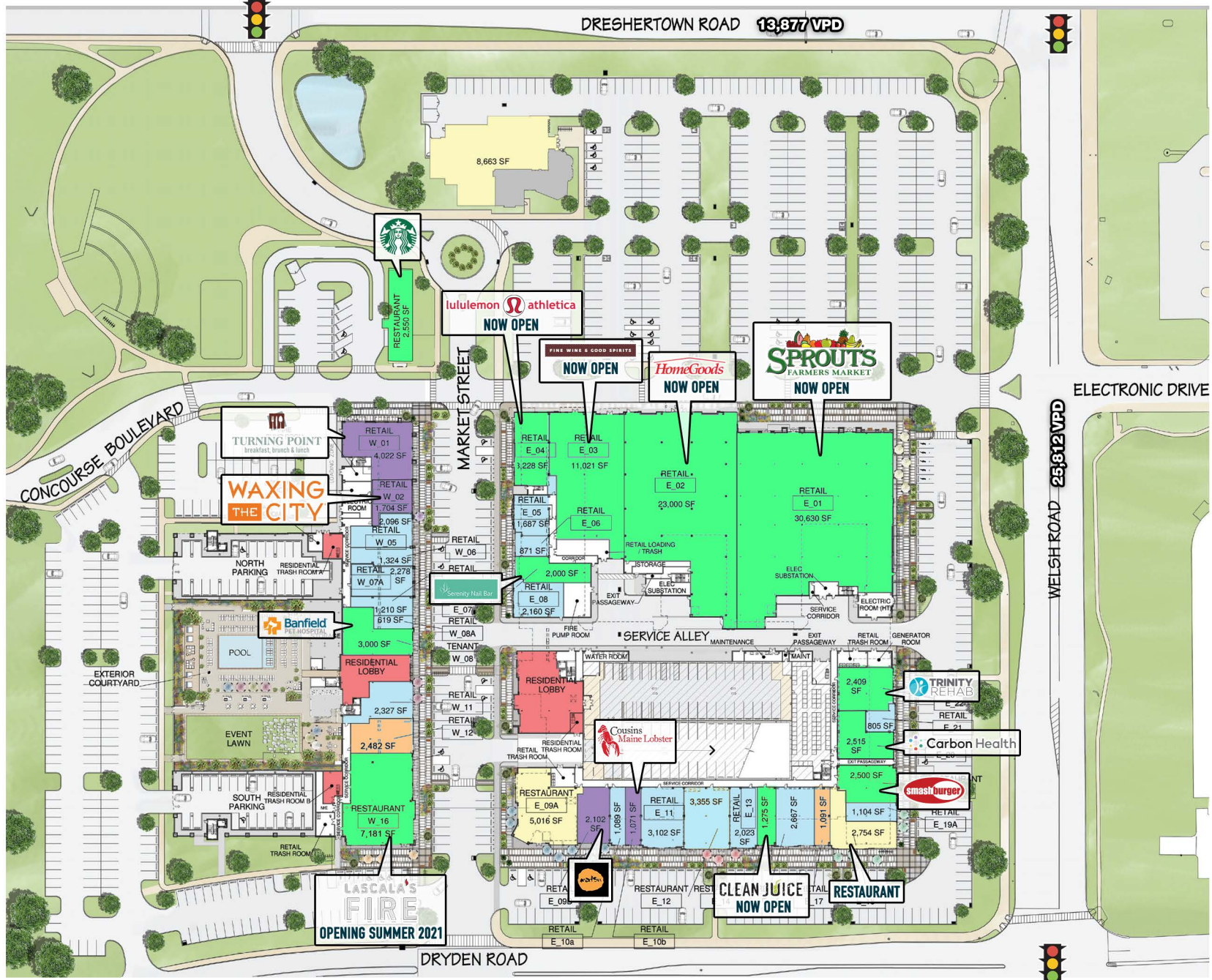office 610.825.5222
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RESIDENCES AT THE PROMENADE

THE PROMENADE

UPPER DUBLIN

Owned & Developed by:

bet investments
Building Better Lifestyles

METRO COMMERCIAL
REAL ESTATE, INC.

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DRESHERTOWN ROAD 13,877 VPD

ELECTRONIC DRIVE

WELSH ROAD 25,812 VPD

Legend:
- NEG. LOI
- AT LEASE
- SIGNED LEASE
- RESTAURANT

8,663 SF

Starbucks

RESTAURANT 2,550 SF

lululemon athletica NOW OPEN

FINE WINE & GOOD SPIRITS NOW OPEN

HomeGoods NOW OPEN

SPROUTS FARMERS MARKET NOW OPEN

MARKET STREET

CONCOURSE BOULEVARD

TURNING POINT breakfast, brunch & lunch

WAXING THE CITY

Serenity Nail Bar

Banfield PET HOSPITAL

RETAIL W_01 4,022 SF
RETAIL W_02 1,704 SF
RETAIL W_05 2,096 SF
RETAIL W_06
RETAIL W_07A 1,324 SF
2,278 SF
RETAIL W_07 1,210 SF
619 SF
RETAIL W_08
RETAIL W_08A
TENANT W_08
RETAIL W_11
RETAIL W_12

RETAIL E_04 3,228 SF
RETAIL E_03 11,021 SF
RETAIL E_05 1,687 SF
RETAIL E_06 871 SF
2,000 SF
CORRIDOR
RETAIL E_08 2,160 SF

RETAIL E_02 23,000 SF
RETAIL E_01 30,630 SF

RETAIL LOADING / TRASH
STORAGE
ELEC SUBSTATION
ELEC SUBSTATION
EXIT PASSAGEWAY
SERVICE CORRIDOR
ELECTRIC ROOM (HT)

NORTH PARKING
RESIDENTIAL TRASH ROOM A
ELECTRIC ROOM
POOL
EXTERIOR COURTYARD
EVENT LAWN
SOUTH PARKING
RESIDENTIAL TRASH ROOM B
RETAIL TRASH ROOM

RESIDENTIAL LOBBY
3,000 SF
2,327 SF
2,482 SF
RESTAURANT W_16 7,181 SF

RESIDENTIAL LOBBY
RESIDENTIAL RETAIL TRASH ROOM
FIRE PUMP ROOM

SERVICE ALLEY
WATER ROOM
MAINT
MAINTENANCE
EXIT PASSAGEWAY
RETAIL TRASH ROOM
GENERATOR ROOM

Cousins Maine Lobster

TRINITY REHAB
2,409 SF
RETAIL E_22
805 SF
RETAIL E_21
2,515 SF
Carbon Health
RETAIL E_20
2,500 SF
smashburger

RESTAURANT E_09A 5,016 SF
2,102 SF
1,089 SF
1,071 SF
RETAIL E_11 3,355 SF
3,102 SF
RETAIL E_13 2,023 SF
1,275 SF
2,667 SF
1,091 SF
1,104 SF
RETAIL E_19A
2,754 SF

matsu

RETAIL E_09
RESTAURANT E_12
REST
CLEAN JUICE NOW OPEN
RETAIL E_17
RESTAURANT

RETAIL E_10a
RETAIL E_10b

LASCALA'S FIRE OPENING SUMMER 2021

DRYDEN ROAD

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THE PROMENADE UPPER DUBLIN

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METRO COMMERCIAL REAL ESTATE, INC.

N

KANTAR HEALTH

PENNSYLVANIA BUSINESS CAMPUS
2.3 M SF OF OFFICE

Abington Jefferson Health.
MEDICAL BUILDING

Quotient

evonik POWER TO CREATE

Avo Photonics

Walmart SUPERCENTER

Extended STAY AMERICA

HOMEWOOD SUITES BY HILTON

at&t

REMIX FITNESS

Sola SALON STUDIOS

PROPOSED OUTBACK STEAKHOUSE

LOWE'S

Sam's CLUB

PETSMART

NOW OPEN
Wawa
Chick-fil-A
CHASE

HORSHAM BUSINESS CENTER

Cigna

HORSHAM GATE

THE FRESH MARKET

QDOBA

HOBBY LOBBY

ANTHONY'S

ULTA

MOD

Jumba Juice

UPS

Citizens Bank

Bank of America

BLAIR MILL ROAD 18,546 VPD

WELSH ROAD 25,812 VPD   63   WELSH RD   MORELAND ROAD

13,877 VPD

REGENCY AT UPPER DUBLIN
105 SINGLE-FAMILY HOMES

MONTGOMERY BUSINESS CENTER
±225,722 SF OF OFFICE

PROPOSED TURNPIKE INTERCHANGE

I-276

Ashley HOMESTORE
DSW

114 SINGLE-FAMILY HOMES

PRUDENTIAL'S CAMPUS & MONTGOMERY CORPORATE CENTER

DRESHERTOWN ROAD

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THE PROMENADE
U
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N

WELSH ROAD

3 MILES

HORSHAM ROAD

N YORK ROAD

63

309

322

611

276

MORELAND ROAD

COMMONWEALTH CORPORATE CENTER

MAPLE GLEN SHOPPING CENTER
GIANT

GIANT

ACME

WILLOW GROVE SHOPPING CENTER
Walmart
Lowe's
Sam's Club
PETSMART

HORSHAM BUSINESS CENTER

PENNSYLVANIA BUSINESS CAMPUS

HORSHAM GATE
HOBBY LOBBY
THE FRESH MARKET
corner bakery cafe
QDOBA MEXICAN EATS
ANTHONY'S COAL FIRED PIZZA
ULTA
Bank of America

The Home Depot

Sidney Kimmel Cancer Center

PROPOSED TURNPIKE RAMP

SITE
PROMENADE AT UPPER DUBLIN
SPROUTS FARMERS MARKET
Starbucks
HomeGoods
FINE WINE & GOOD SPIRITS
lululemon athletica
smashburger
CLEAN JUICE
LASCALA'S FIRE
TRINITY REHAB
Banfield PET HOSPITAL

GIANT

WILLOW GROVE SC
PROPOSED
amazon fresh
five BELOW
Marshalls

FORT WASHINGTON BUSINESS CENTER
LIFETIME
THE HEALTHY WAY OF LIFE COMPANY

ASHLEY
DSW

at home

PRUDENTIAL'S CAMPUS & MONTGOMERY CORPORATE CENTER

OLD NAVY
petco
DICK'S SPORTING GOODS

LA FITNESS

WILLOW GROVE MALL
bloomingdales
macy's
Primark
H&M

PROMENADE

SPROUTS FARMERS MARKET
HomeGoods
FINE WINE & GOOD SPIRITS PREMIUM COLLECTION
lululemon
CLEAN JUICE

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

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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