

MSC

The Promenade
at Sagemore
marlton, new jersey





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OVERVIEW

Situated in the heart of Southern New Jersey's densest and most affluent trade area, The Promenade at Sagemore is unequivocally **the premier and most desirable shopping destination within a 45-minute drive-time.**

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With the **rare combination of local residential accessibility and regional draw**, coupled with substantial corporate daytime business in close proximity, the center's location pulls an incredibly diverse shopper—from daily needs visits and destination shopping, to power lunches and weekend dining.

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A critical market strategy position for any high-end lifestyle tenant entering or expanding within the Philadelphia MSA, **the Marlton trade area serves the entirety of Southern New Jersey** while providing optimal spacing from other key lifestyle centers in the region.

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Unique tenant mix of retail and restaurants that truly differentiates the shopping experience from other nearby centers and malls with more ubiquitous brands and tenants.

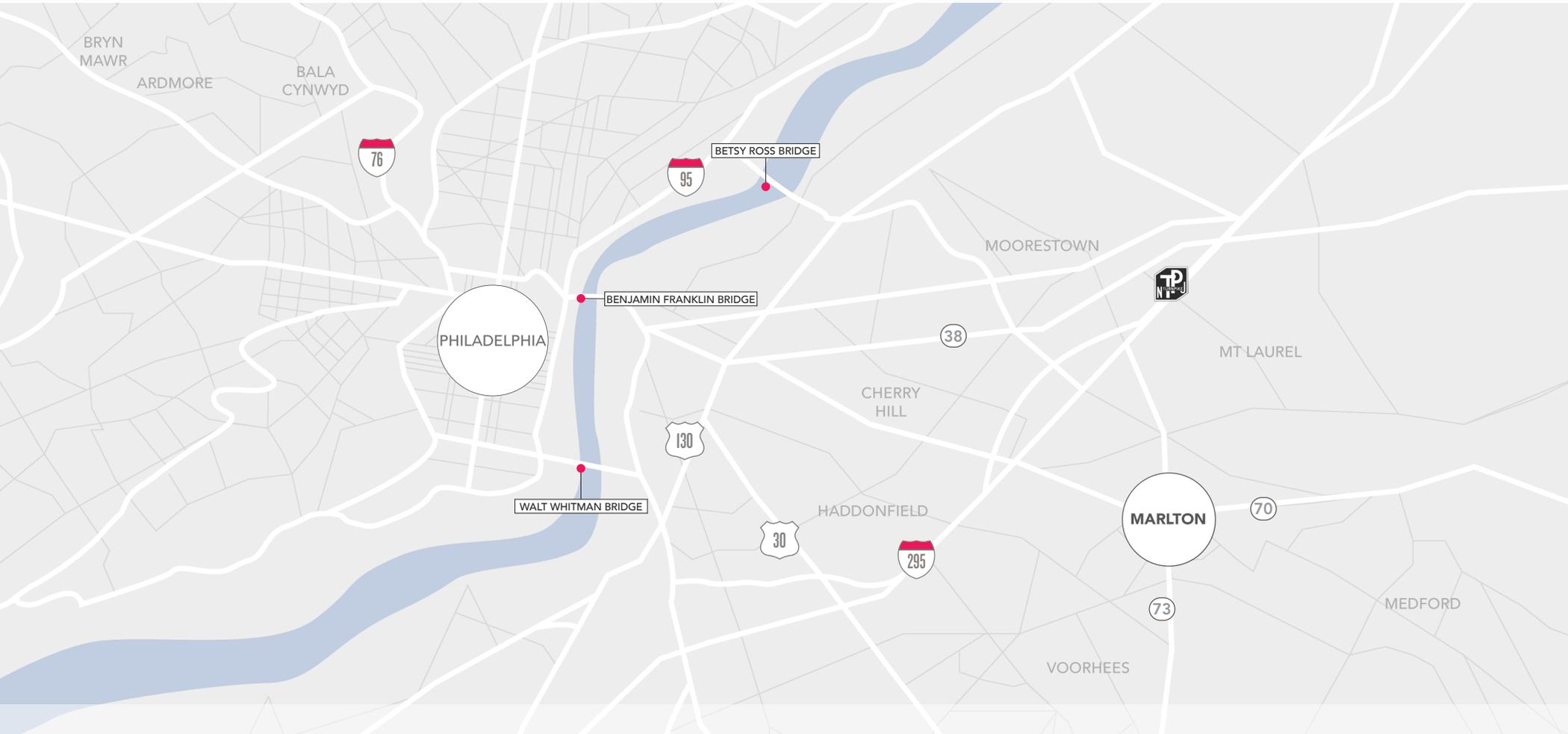
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Meticulously manicured common areas and plentiful outdoor space creates **an optimal environment for an open-air, 'urban-like' shopping experience** in the suburbs.



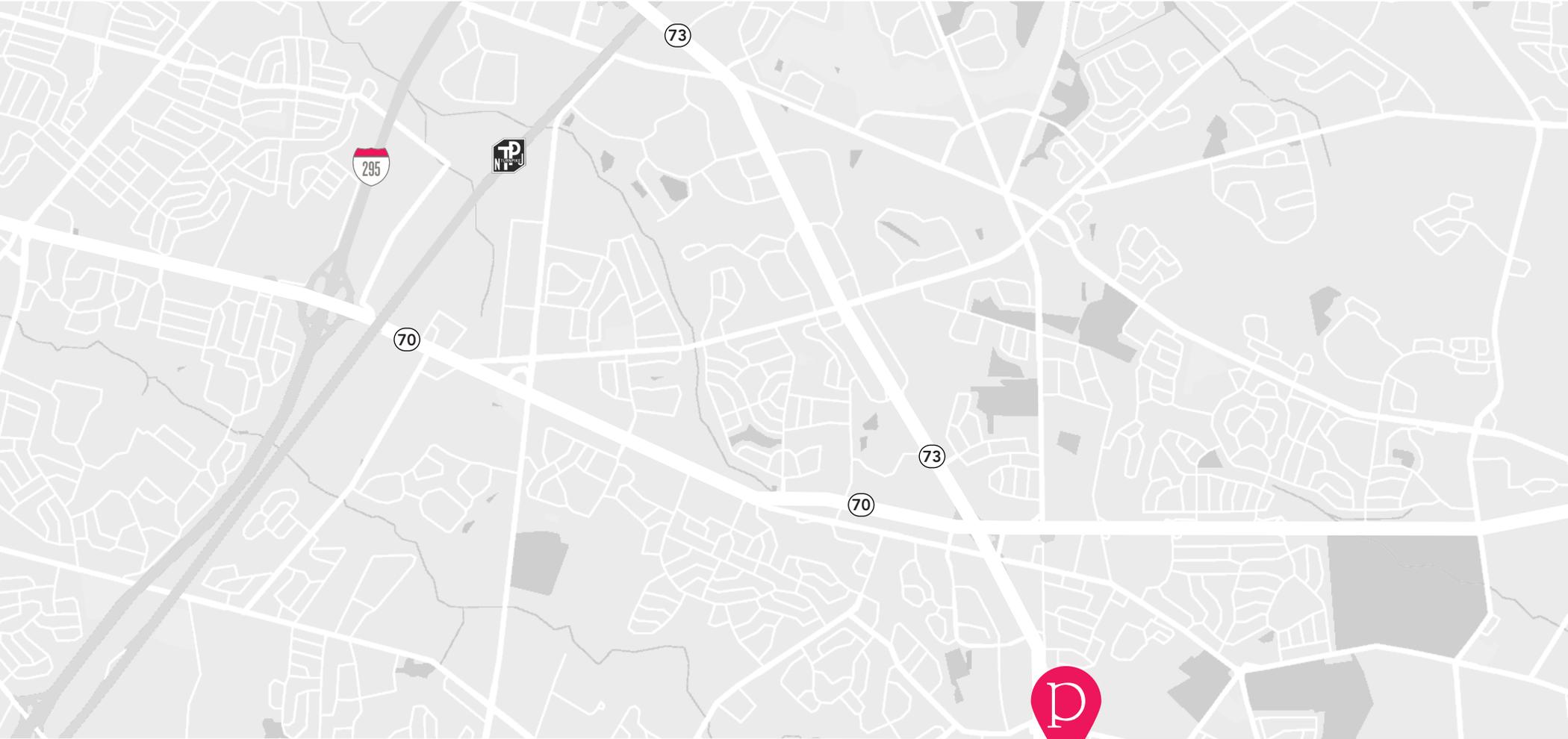
265,000 SF | 50 UNIQUE SHOPS | 1 PRESTIGIOUS LOCATION

MARLTON OVERVIEW



Situated in Burlington County, New Jersey, 15 miles east of Center City, Philadelphia, Marlton is a prominent and centrally located trade area within the Philadelphia MSA. Located minutes from full interchanges on Route 295 and the New Jersey Turnpike, this highly accessible, prestigious lifestyle center offers proximity to Southern New Jersey's most highly sought after suburban communities.

AREA MAP AND DEMOGRAPHICS



DEMOGRAPHICS

| drive time | 5 MIN | 10 MIN | 15 MIN | 20 MIN |
|------------------|-----------|-----------|-----------|-----------|
| TOTAL POPULATION | 24,218 | 79,273 | 175,627 | 304,729 |
| TOTAL HOUSES | 9,993 | 32,292 | 70,431 | 123,351 |
| AVG HH INCOME | \$139,336 | \$149,620 | \$138,260 | \$128,796 |
| AVG HH NET WORTH | \$1.59M | \$1.75M | \$1.55M | \$1.4M |

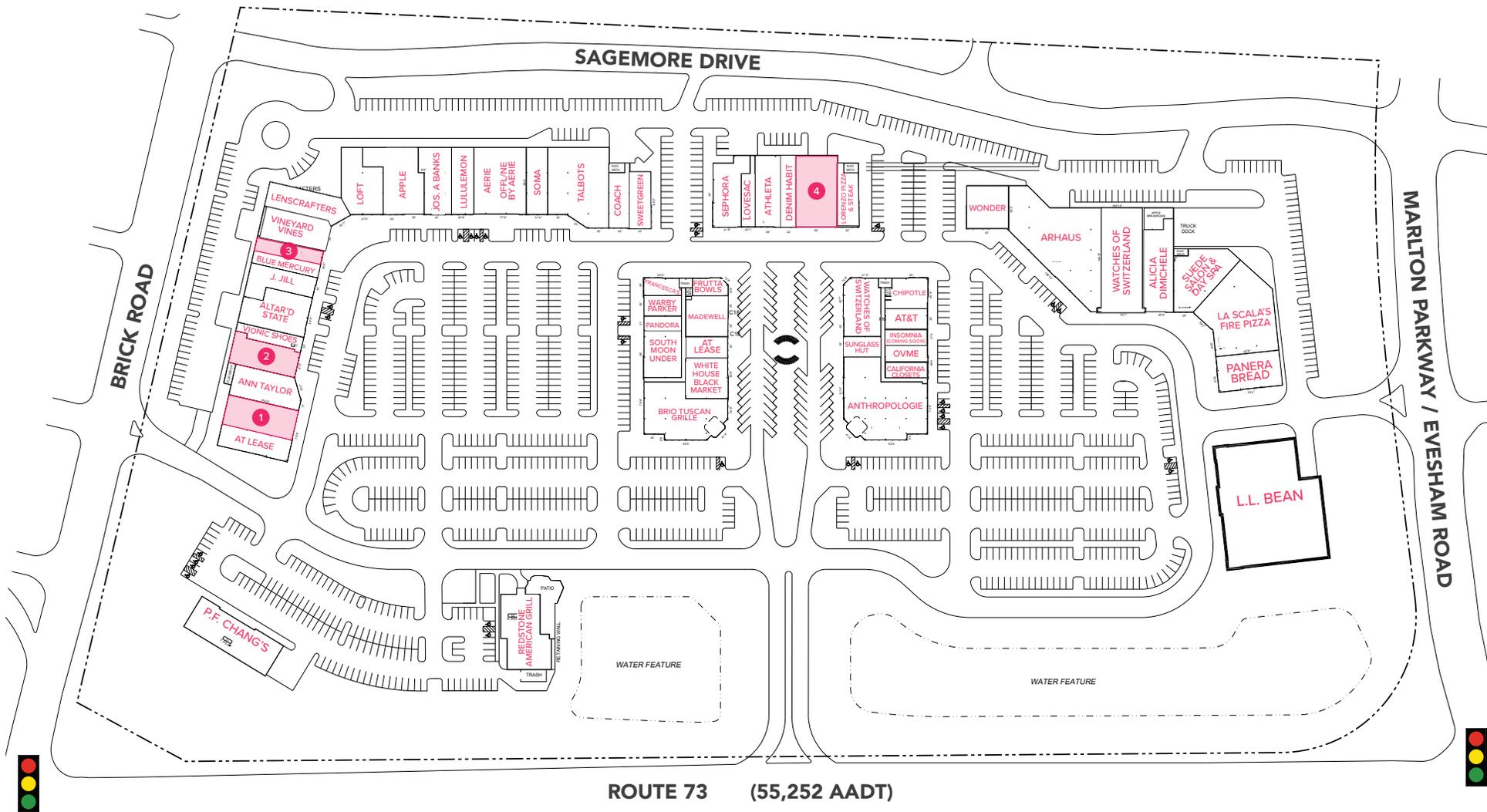
LEASING PLAN

1 A1B: 4,791 SF

2 A6: 4,085 SF

3 A11: 2,000 SF

4 B5: 6,290 SF



NOTABLE TENANTS



Madswell



bluemercury®
makeup • skincare • spa



ANTHROPOLOGIE



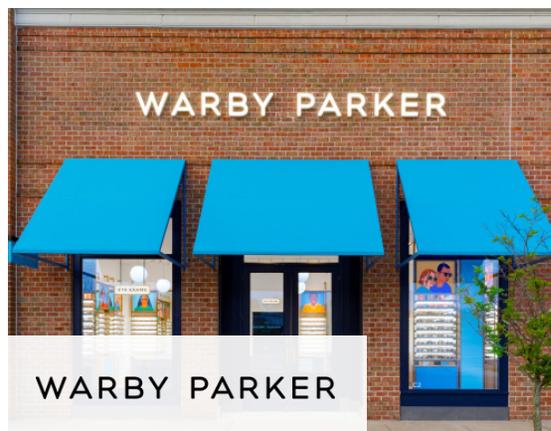
lululemon



L.L.Bean



sweetgreen



WARBY PARKER



SEPHORA

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