



AIRPORT SQUARE

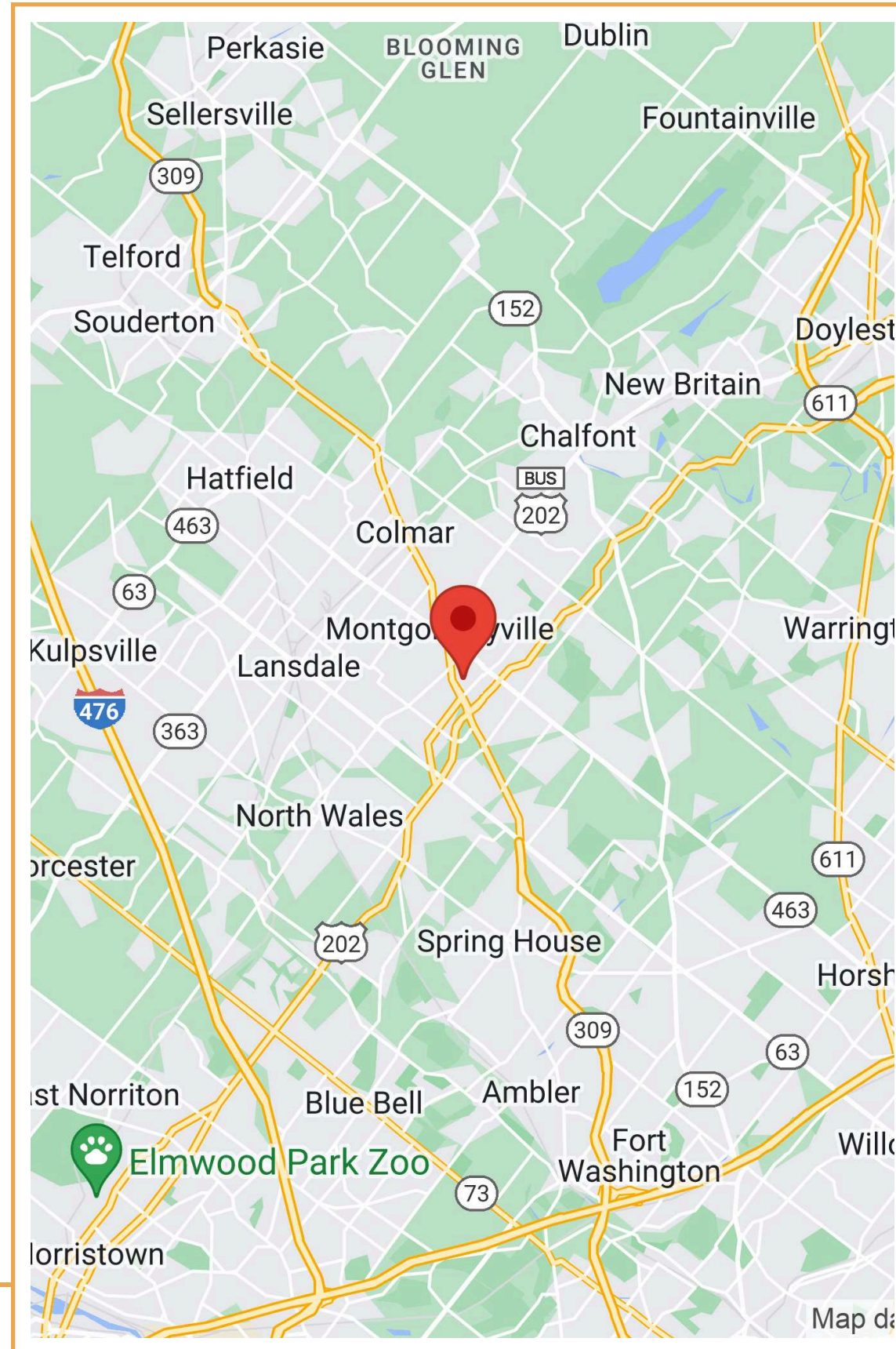
801 Bethlehem Pike | Montgomeryville, PA

- BEST BUY
- MARSHALLS
- HOMEGOODS
- OLD NAVY
- T.J. MAXX



Location and Traffic

Airport Square is a 267,126-square-foot shopping destination strategically located within the vibrant northern suburbs of Philadelphia. Catering to the affluent populations of Montgomery and Bucks Counties, this property boasts a diverse mix of tenants, including popular retailers such as Marshalls, Ulta Beauty, and Panera. Positioned along the trade area's favored retail corridor, Airport Square has signaled entrances on Bethlehem Pike (15,500+ VPD) and Upper State Road (10,800+ VPD) and benefits from exceptional visibility, making it a prime destination for shoppers. This center experienced more than 3.4 million visits in 2023, with many loyal shoppers with an average frequency of 6 times, staying 43 minutes or more. Shopper loyalty is noted in the increase in visits to several retailers at Airport Square. Marshall's visits increased by 15% in 2023, Ulta Beauty saw a 12% increase, and Panera Bread saw a 9% increase.



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**3.5M VISITS
ANNUALLY**



**AVG. 43 MINUTE
AVERAGE DWELL TIME**

2023 Estimates

	3 miles	5 miles	7 miles
POPULATION	74,520	158,579	270,016
AVERAGE INCOME	140,325	150,484	152,081
POPULATION WITH BACHELORS DEGREE	48%	53%	53%

Source: 2024 Placer.Ai ~ Popstats

BEST BUY

MARSHALLS

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About Wilder

Wilder is a Boston-based real estate development, management, and leasing firm specializing in the positioning of retail properties. Privately held and owner managed, Wilder's mission has been and continues to be to create vibrant shopping places that meet and exceed the expectations of our customers, retailers, and investors.

From lifestyle centers, urban properties, and community centers to mixed-use developments and super-regional malls, Wilder, in its 40-year history, has developed, managed, and leased over 20 million square feet of retail properties throughout the United States and Puerto Rico.

The company continues to have a diverse portfolio of properties throughout the East Coast.



For More Information



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