Located just 50 miles north of Philadelphia, 70 miles west of New York City, and 80 miles east of Harrisburg, Lehigh Valley is the center of the Northeast Megalopolis.

- A popular bedroom community for the highly populated neighboring city of Philadelphia, as well as New York and New Jersey, Lehigh Valley is the fastest-growing region in the state of Pennsylvania.

- Residents benefit from a strategic location, quality education, lower cost of living, more affordable real estate, and lower taxes making Lehigh Valley a popular place to live, work, and play.

- With a population of 840,000, the metro area is the same size as Albuquerque, Omaha, Albany, Knoxville, El Paso, and Baton Rouge.

- Deemed one of the 10 Best U.S. Cities for Your Company’s Finance and IT Operations in 2015 by *Fortune* magazine.

- The average household income for the metro area is $79,068—higher than comparably sized markets ($72,520) throughout the country.
## Luxury Shoppers Surround Lehigh Valley Mall:

<table>
<thead>
<tr>
<th>AREA</th>
<th>ZIP CODE</th>
<th>AVG HH INCOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Whitehall Township</td>
<td>18069</td>
<td>$107,376</td>
</tr>
<tr>
<td>Fogelsville</td>
<td>18051</td>
<td>$119,670</td>
</tr>
<tr>
<td>Macungie</td>
<td>18062</td>
<td>$94,587</td>
</tr>
<tr>
<td>Lower Saucon Township</td>
<td>18034</td>
<td>$119,574</td>
</tr>
<tr>
<td>West Allentown</td>
<td>18104</td>
<td>$88,291</td>
</tr>
<tr>
<td>Coopersburg</td>
<td>18036</td>
<td>$103,967</td>
</tr>
<tr>
<td>Bethlehem</td>
<td>18020</td>
<td>$103,428</td>
</tr>
</tbody>
</table>
In March of 2014, Lehigh Valley was recognized by *Site Selection* magazine as being the second best-performing region of its size for economic development in the entire United States. In 2016, the region ranked highest in post recession job growth and was acknowledged as one of the fastest-growing industrial markets in the country. Sizeable investments in business development and a friendly regulatory environment provide the area with an attractive business climate.

**Top employers in the area include:**
- Lehigh Valley Health Network
- St. Luke’s University Health Network
- Air Products & Chemicals
- Dorney Park & Wild Water Kingdom
- Lehigh County
- Pennsylvania Power & Light
- Northampton County
- B. Braun of America Medical
- Lehigh University
- Olympus America
- Lutron
- Amazon
- Ocean Spray
- Nestle

**Top industries:**
- Health Care & Social Assistance
- Retail Trade
- Accommodation & Food Service
- Professional & Scientific Services
- Warehouse/Distribution
Over 90,000 college graduates live in the trade area. The area’s colleges and universities boast over 50,000 students with 90% of students choosing to remain in the Lehigh Valley area upon graduation.

- Cedar Crest College
- DeSales University
- Lafayette College
- Lehigh University
- Moravian College
- Muhlenberg College
- Penn State Lehigh Valley
The Lehigh Valley area is famous for its numerous outdoor recreational activities and tourist attractions.

- The Pocono Mountains, just 30 miles to the north, welcome over 25.6 million visitors annually who spend over $3 billion.

- The area is also home to the Pocono Raceway, featuring both NASCAR and Indy Car races, as well as several destination water parks, including America’s largest water park at Kalahari Resort & Convention Center.

- Other attractions include the Sands Casino & Resort, Bear Creek ski & recreation area, Blue Mountain ski area, Lehigh Country Club, Saucon Valley Country Club, and nine area wineries.

- Sports enthusiasts enjoy visiting PPL Center, home of the Lehigh Valley Phantoms hockey team, and the Lehigh Valley Steel Hawks arena football team. Coca-Cola Park is home of the Philadelphia Phillies AAA affiliate Iron Pigs baseball team.
Rich in history, arts and culture, Lehigh Valley boasts numerous museums, theatres and entertainment destinations.

- Allentown Museum of Art featuring 11,000 works of art
- Arts Quest in Bethlehem
- Miller Symphony Hall in Allentown
- State Theatre in Easton
- DaVinci Science Center
- Musikfest
- Crayola Experience
- Martin Guitar
Lehigh Valley Mall is the premier shopping destination in the Lehigh Valley and northeast Philadelphia region.

- Major retailers include Apple, Bonefish Grill, Coach, Pottery Barn, and White House Black Market.
- The center is the largest super-regional mall in the Lehigh Valley area.
Anchored by Four Major Retailers
Boscov’s, Macy’s, JCPenney, Barnes & Noble

Square Footage
Lehigh Valley Mall spans 1,181,000 square feet.

Two Levels with Outdoor Lifestyle Component
Boasting more than 150 specialty stores.

Many popular brands have chosen Lehigh Valley Mall as their preferred location in the Northeast Megalopolis.

- The Art of Shaving
- Chico’s
- Lolli and Pops
- Pandora
- PINK
- Swarovski
- Soma Intimates

Favorite dining options include:
- Bonefish Grill
- Bravo! Cucina Italiana
Lehigh Valley Mall is 50 miles north of Philadelphia, 70 miles west of New York City, and 80 miles east of Harrisburg.

- Perfectly positioned to reach the entire market, it is located at the northeast quadrant of US 22, I-78, and US 145, MacArthur Road.

- US Route 145 North MacArthur Road is a direct route to area ski attractions.

- US Route 145 South is a direct route to the redeveloped City Center Allentown.

- US 22 provides direct access to Sands Bethlehem Casino Resort.

- Proximity to Route 33 accessing the Pocono Mountains region and connecting with I-80 to the north and I-78 to the south.

Lehigh Valley Mall presents a unique opportunity for your brand.

Please contact the following leasing professional for more information.

Meg Mackey
(330)965-5116
mmackey@simon.com