

THE DINING DISTRICT.

OXFORD VALLEY MALL®

THE PROJECT

Strategically positioned in the heart of affluent Bucks County, PA- Oxford Valley Mall is embarking on a journey as it evolves to the next phase of super-regional retail → **LIVE.WORK.PLAY.**

Oxford Valley Mall will soon be home to 600+ luxury apartments bringing a full-time residential component to the property, complementing the existing retail offering, and 8 story office building.

What's Next?

The Dining District, bringing the concept of **PLAY** to life as we bring new and existing residents the nightlife they've been looking for, all within walking distance.



THE MARKET

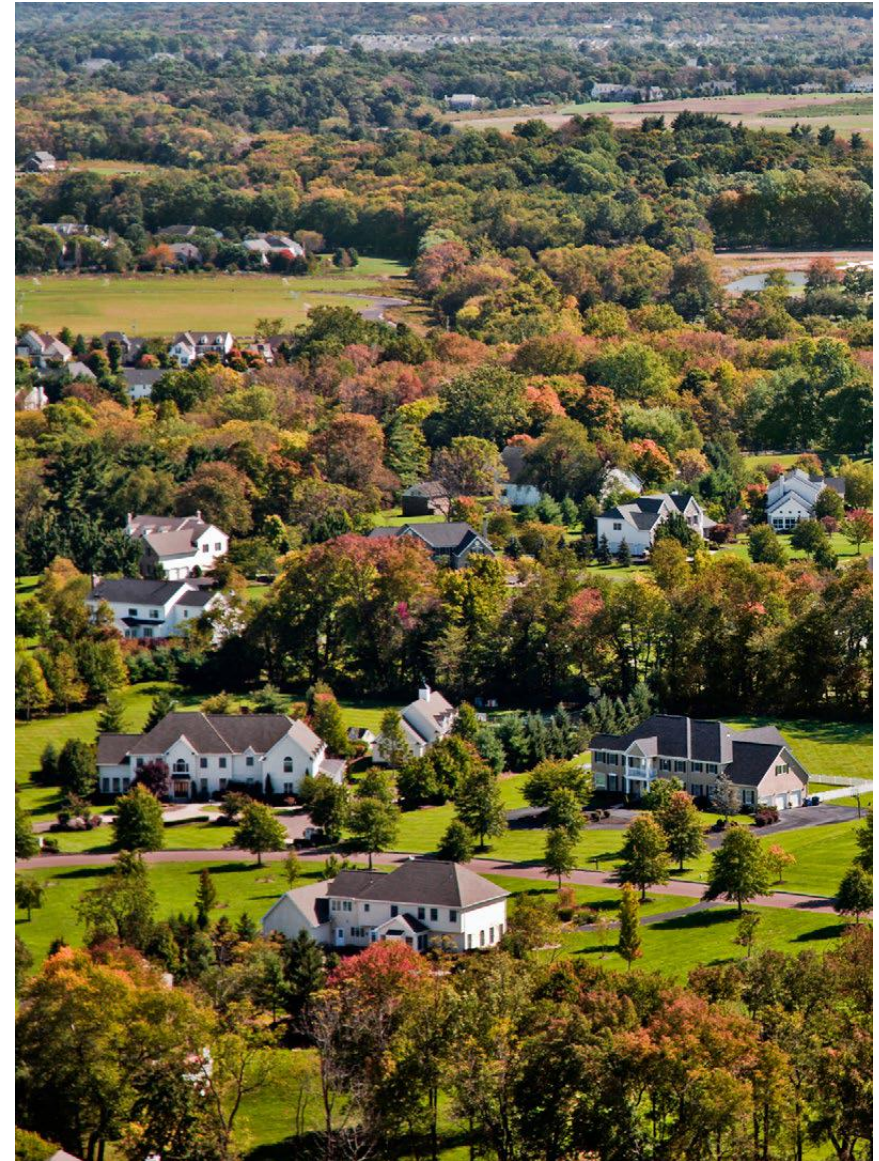
STATS.

DESTINATION DISCOVERY.

THE BUCK'S COUNTY AREA IS A BEDROOM COMMUNITY FOR COMMUTERS WORKING IN PHILADELPHIA AND NEW YORK CITY, 25 AND 75 MILES AWAY, RESPECTIVELY. THE AREA SERVICES A DIVERSE DEMOGRAPHIC OF AFFLUENT AND UPPER-MIDDLE INCOME SHOPPERS AND IS A POPULAR DESTINATION FOR TOURISTS VISITING SESAME PLACE (ADJACENT TO OXFORD VALLEY MALL), AND HISTORIC PHILADELPHIA.

THE NUMBERS.

- 4TH MOST POPULOUS COUNTY IN PENNSYLVANIA**
- 5 COLLEGES**
- OVER 4,000 HOTEL ROOMS**
- 8 MILLION VISITORS ANNUALLY**





Oxford Valley Demo.

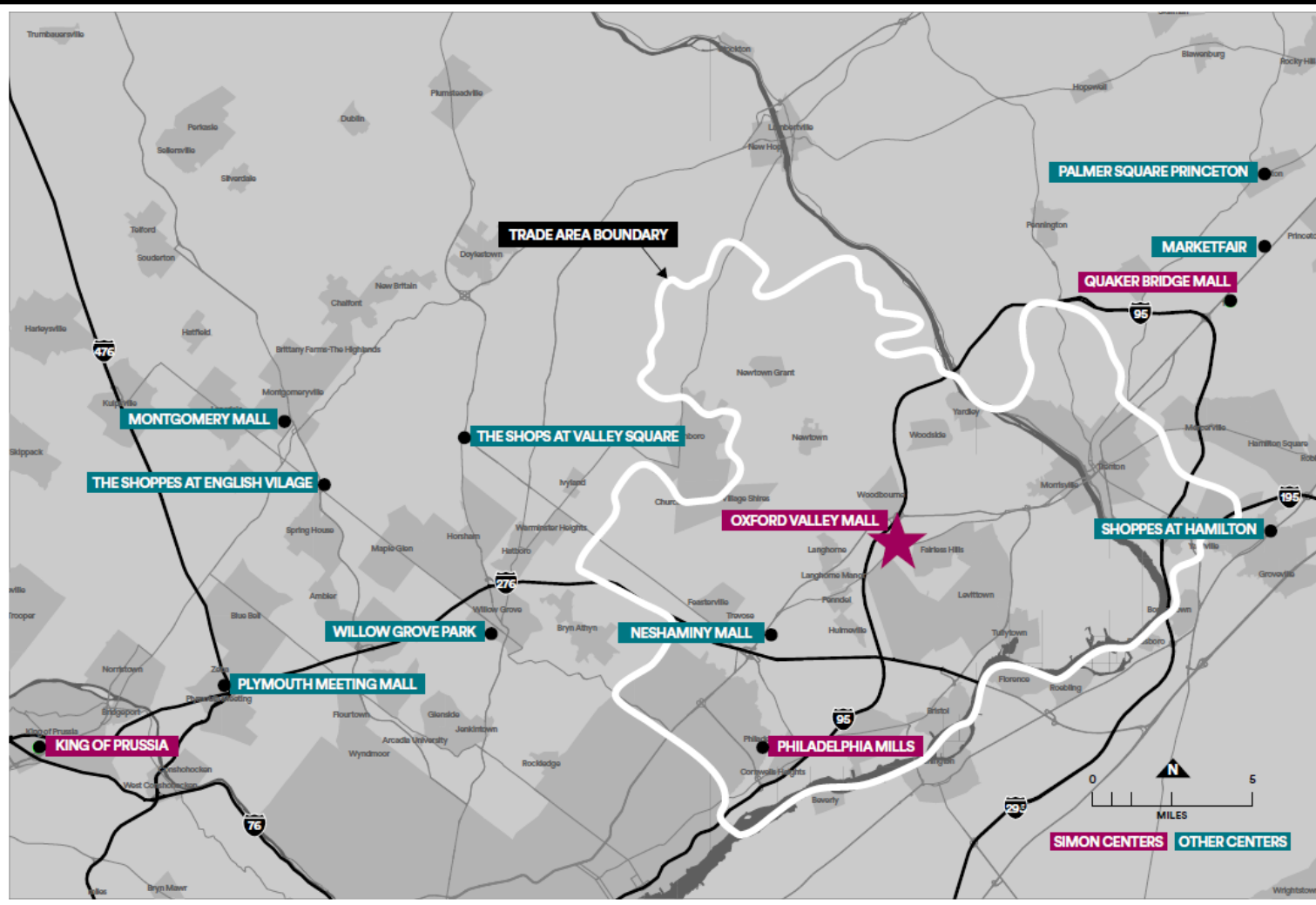
570K POPULATION IN TRADE AREA

\$99K AHHI IN TRADE AREA

\$91K MEDIAN HHI W/I 5 MILES

46% AHHI OF \$100K+ W/I 5 MILES

\$304K MEDIAN HOME VALUE



Trade Area.

THE RESIDENTIAL

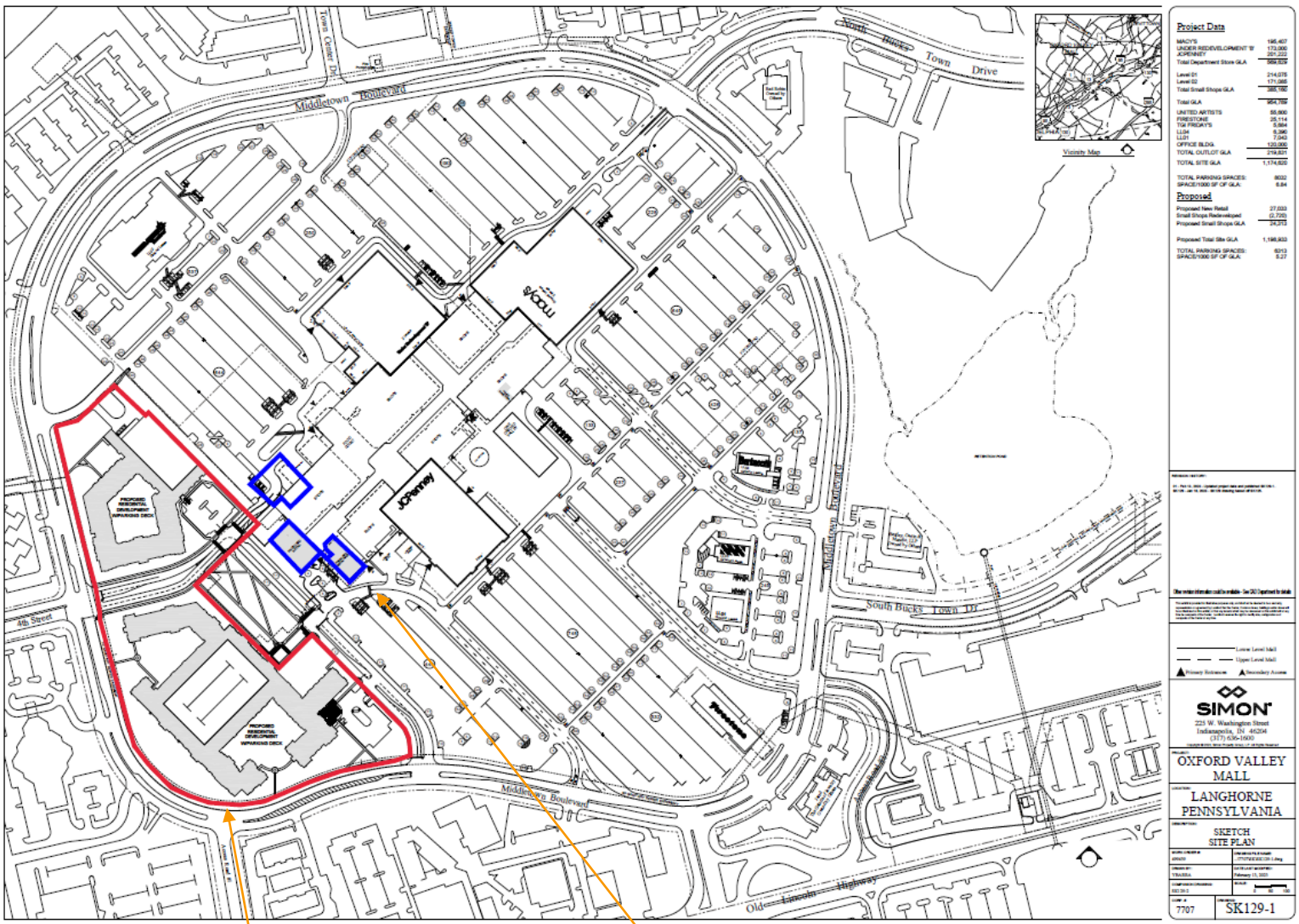
DEVELOPMENT.



HOME.

Our partner, Cornerstone Tracy, is currently developing a 20-acre site to feature two luxury residential units, the first phase will feature 391 units, followed up by a second with 223 units.

The development is expected to be a hub for local young professionals, looking for the convenience of easy access and walkable amenities.



Site.

Residential
Development

Dining
District

Aerial.



THE DINING DISTRICT

OPPORTUNITY.

THE DISTRICT.

Oxford Valley is currently leasing space in the new **Dining District**.

This area will feature a dynamic combination of full-service and fast casual restaurants to serve the needs of both the residential community and the existing mall shopper base.

We are currently seeking the right tenants to fill out a well-rounded dining experience for the sophisticated Bucks County market.



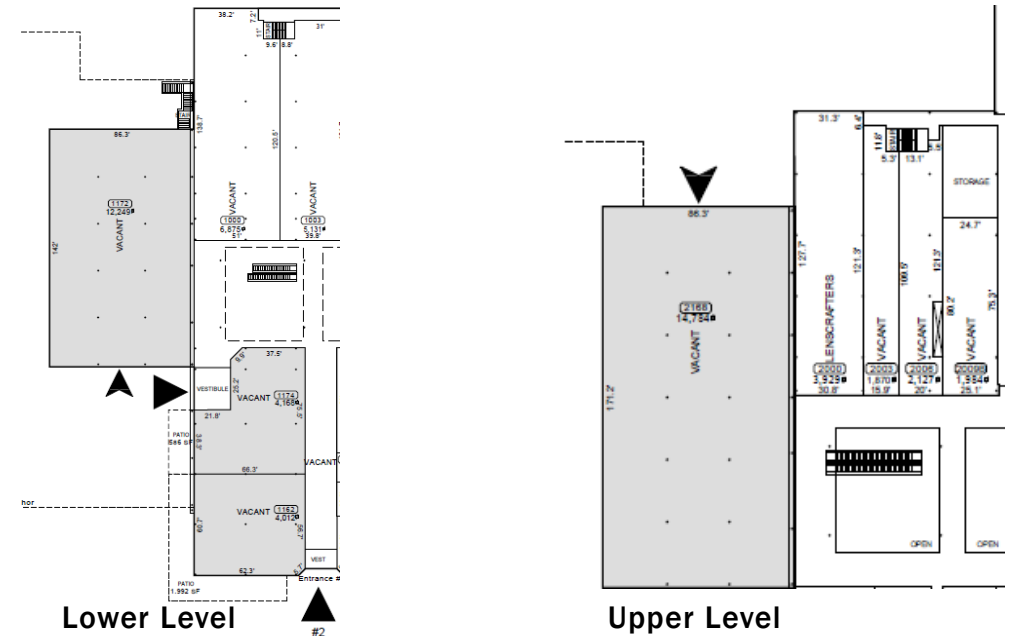
TAKING SHAPE.

As The District comes together there's plenty of room to play.

Various size configurations are both available and flexible. Many spaces come with outdoor seating opportunities, and direct access into the mall's common areas.

Lower-Level opportunities directly face the residential development and include access to a new and existing mall entrances.

Upper-Level opportunities have directional synergy with the existing Food Court/Food Offering, and United Artist movie theater, as well as green space- setting up the perfect Bucks county night out.





**YOU DON'T BUILD IT FOR YOURSELF. YOU KNOW WHAT
THE PEOPLE WANT, AND YOU BUILD IT FOR THEM.**

Walt Disney



LET'S CHAT.

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