



# AIRPORT SQUARE

801 Bethlehem Pike | Montgomeryville, PA

BEST BUY

MARSHALLS

HOMEGOODS

OLD NAVY

T.J. MAXX





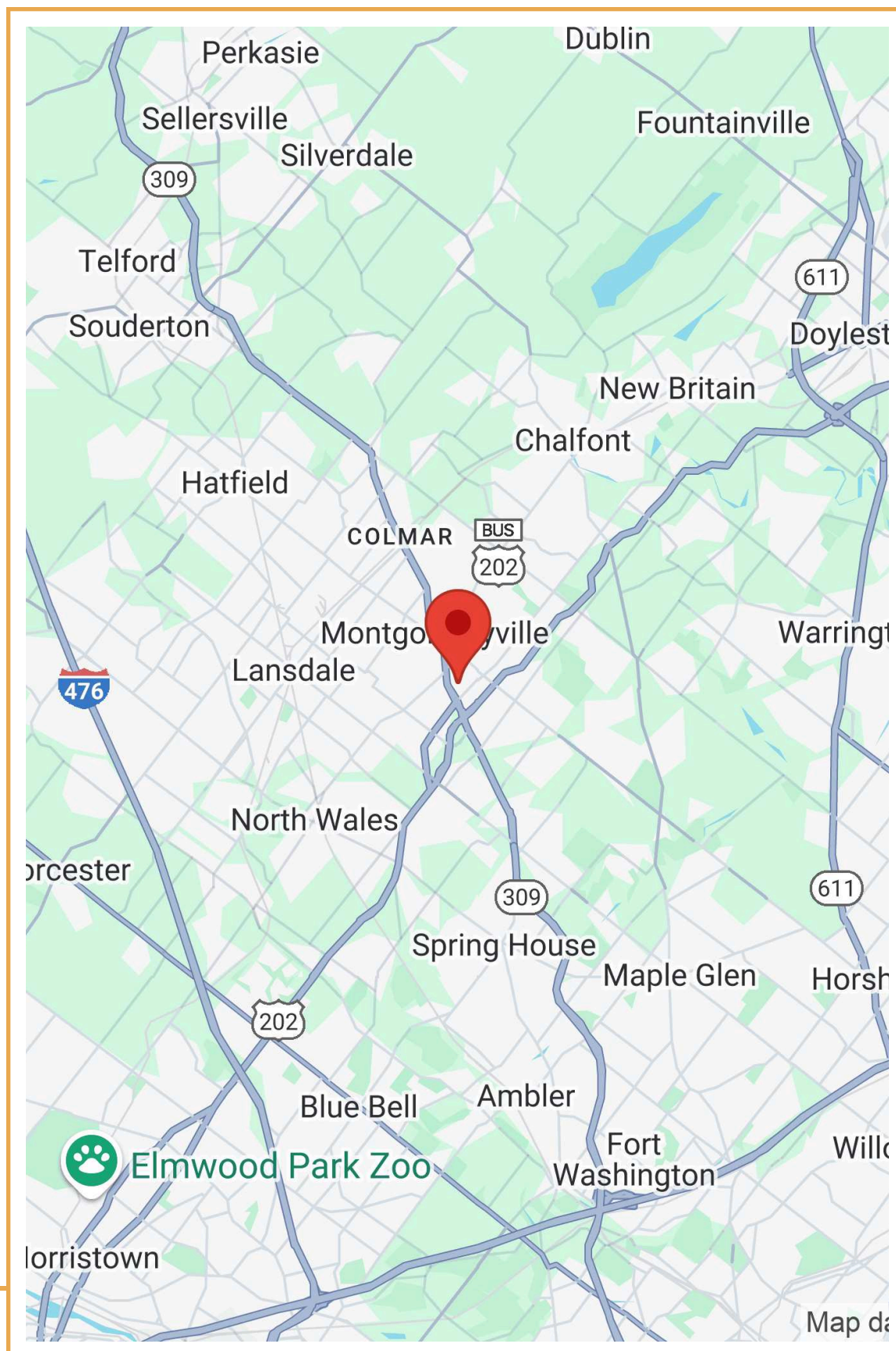
## A Growing Market

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.



## Location and Traffic

Positioned along the trade area's favored retail corridor, Airport Square has signalized entrances on Bethlehem Pike (15,500+ VPD) and Upper State Road (10,200+ VPD) and benefits from exceptional visibility, making it a prime destination for shoppers. This center experienced more than 4.1 million visits in 2024, with many loyal shoppers with an average frequency of 6 times, staying 43 minutes or more.



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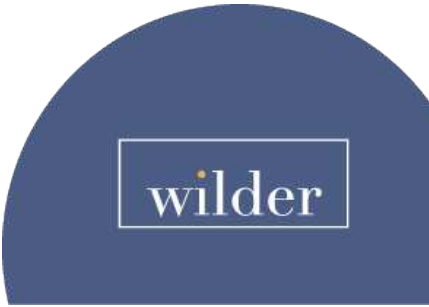
3.5M VISITS  
ANNUALLY

AVG. 43 MINUTE  
AVERAGE DWELL TIME

2024 Estimates	3 miles	5 miles	7 miles
POPULATION	75,550	160,423	272,861
AVERAGE INCOME	110,040	116,977	118,803
POPULATION WITH BACHELORS DEGREE	50%	54%	55%

Source: 2025 Placer.Ai - 2024 Pop Stats

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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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