



OXFORD VALLEY MALL®  
A SIMON MALL

LANGHORNE (PHILADELPHIA), PENNSYLVANIA

# A NEXUS OF WEALTH AND OPPORTUNITY

Oxford Valley Mall® is the premier regional shopping center in Bucks County, Pennsylvania. The mall operates in an outstanding trade area that includes both affluent and upper-middle-income shoppers.

- Located near several major interstate highways, Oxford Valley Mall is easily accessible to shoppers throughout the region.
- The mall is located in a popular shopping area. Adjacent to the mall is Lincoln Plaza, which is home to several popular retailers with Nordstrom Rack opening Fall 2016.
- Oxford Valley Mall is also adjacent to Sesame Place, a theme park that attracts tourists from neighboring states — a significant seasonal influx.
- One Oxford Valley, also on the mall property, is the premier office facility in Bucks County. One Oxford Valley has 115,000 square feet of office space.
- Within a five-mile radius of the center, the average household income is \$96,638.





# FUSING STYLE AND FUN

Oxford Valley Mall offers an exceptional merchandise mix along with an assortment of family-friendly events and entertainment.

- The mall has popular anchors and nearly 150 specialty stores.
- Dining options include TGI Fridays, Ground Round Grill & Bar, and Bertucci's Italian Restaurant along with numerous quick-bite options.
- The 14-screen United Artists Oxford Valley Stadium theatre features king-size recliners.



# BY THE NUMBERS

## **Anchored by Three Department Stores**

Macy's, JCPenney, Sears

## **Square Footage**

Oxford Valley Mall spans 1,332,000 square feet.

## **Two Level**

Boasting nearly 150 stores.

## **Restaurants**

Three sit-down restaurants, nine food court eateries, and other specialty food vendors throughout the mall.



# IN GOOD COMPANY

Chic. Family-Friendly. Diverse.

Many fine brands have chosen Oxford Valley Mall as their preferred location in Bucks County, Pennsylvania.

- Banana Republic
- Clarks
- Express/Express Men
- Francesca's
- LOFT
- Select Comfort
- Swarovski
- Teavana
- Victoria's Secret
- The Walking Company



SEPHORA

WHITE HOUSE | BLACK MARKET

FOREVER 21®



Abercrombie & Fitch

# POSITIONED TO SUCCEED

At the center of Middletown Township in Bucks County, Pennsylvania, Oxford Valley Mall is conveniently located at the intersection of Business Route 1 and Oxford Valley Road.

- Oxford Valley Mall is approximately 20 minutes from Philadelphia and 30 minutes from Princeton, New Jersey, making the mall a regional destination.
- Oxford Valley Mall is only minutes off I-95 which connects Pennsylvania, New Jersey, and Delaware.
- Public transportation also provides easy access to the center.



TRADE AREA  
POPULATION



TRADE AREA  
HOUSEHOLDS



AVERAGE ANNUAL  
HOUSEHOLD INCOME



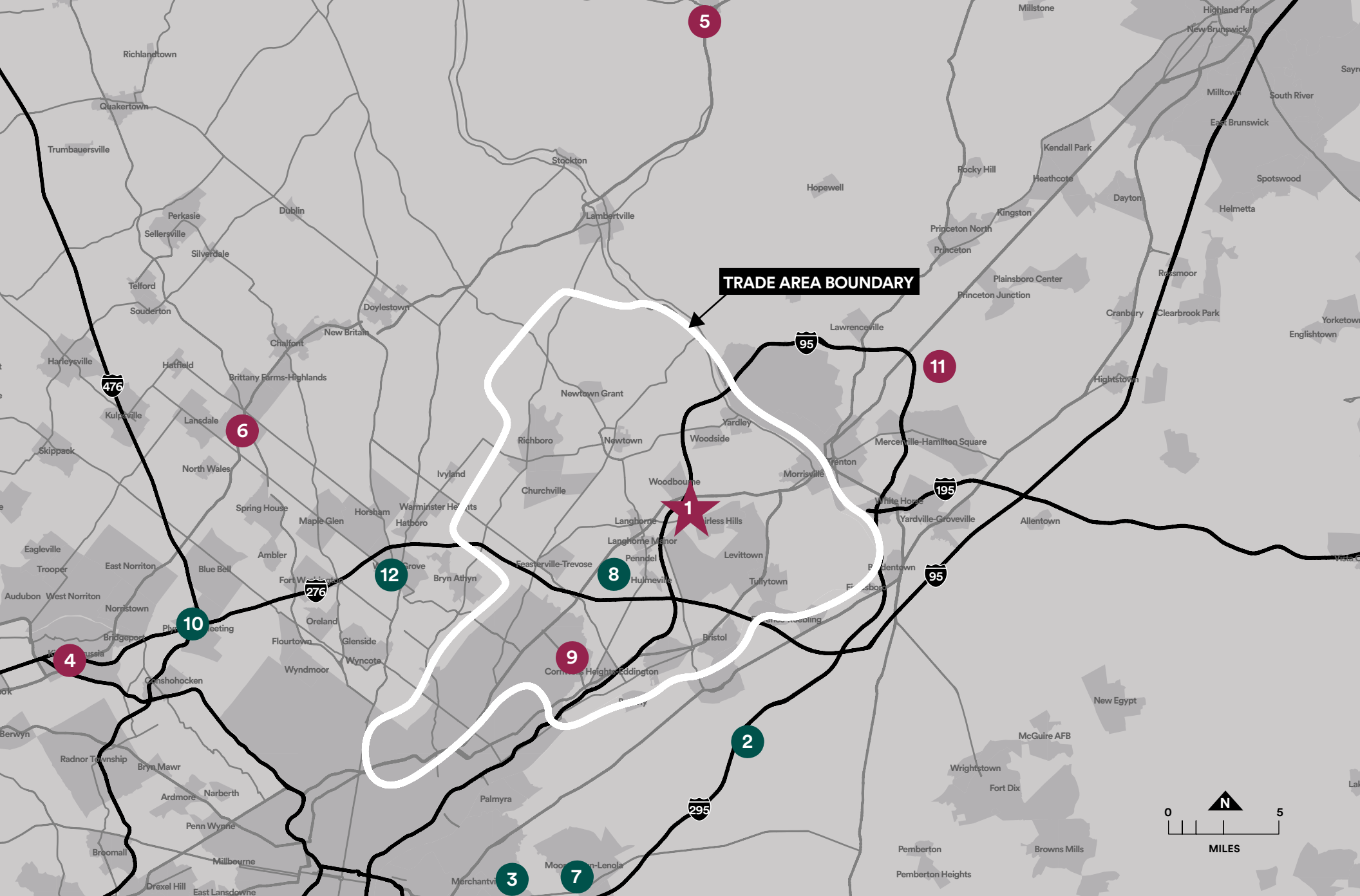
DAYTIME  
WORKFORCE POPULATION



MEDIAN  
HOME VALUE







**TRADE AREA & COMPETITION**

- ★ Simon Centers
- Competition

- 1 Oxford Valley Mall
- 2 Burlington Center
- 3 Cherry Hill Mall
- 4 King of Prussia Plaza & Court

- 5 Liberty Village Premium Outlets
- 6 Montgomery Mall
- 7 Moorestown Mall
- 8 Neshaminy Mall

- 9 Philadelphia Mills
- 10 Plymouth Meeting
- 11 Quaker Bridge Mall
- 12 Willow Grove Park





UNITED ARTISTS THEATRES

SEARS

MACY'S

BERTUCCI'S  
ITALIAN RESTAURANT

ANCHOR

JCPENNEY

TGI FRIDAYS

OXFORD VALLEY MALL

GROUND ROUND  
GRILL & BAR

LINCOLN PLAZA

HH GREGG

HOMEGOODS

T.J. MAXX

A.C. MOORE

MICHAELS

RAYMOUR &  
FLANIGAN  
FURNITURE

DSW

US 1 (BUS) / LINCOLN HWY.



AERIAL OVERVIEW





# UNIQUE OPPORTUNITY

Oxford Valley Mall presents a unique opportunity for your brand.

Please contact the following leasing professional for more information.

**Edward J. Vasconcellos, Jr.**  
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