



THE
SHOPPES AT
MONTAGE
MOUNTAIN
MOOSIC, PA

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THE SHOPPES AT MONTAGE MOUNTAIN

PROPERTY FEATURES

Offering the best collection of retailers in the marketplace, The Shoppes at Montage Mountain offers shopping and dining spots for everyone. Located in the Scranton/Wilkes-Barre market of northeast Pennsylvania, The Shoppes is located directly off I-81, sharing the same Montage Mountain Road exit and property as the most identifiable sites in Northeast, PA, including Montage Mountain Ski Resort and Water Park, Toyota Pavilion, and the Scranton/Wilkes-Barre Railriders/PNC Field. The Shoppes at Montage Mountain is a favorite destination for shopping, dining and so much more!

Moosic is a premium community with lots of development throughout the area. The shoppes at Montage Mountain is positioned perfectly to help support this ever-expanding community.



Convenient shopping, dining, entertainment and events make The Shoppes at Montage Mountain a favorite destination for locals, and visitors from the surrounding area.

THE SHOPPES AT MONTAGE MOUNTAIN

RETAILERS

National Retailers: American Eagle Outfitters, Bath & Body Works, Carter's, Cacique, Christmas Tree Shops and That, Chico's, The Children's Place, DSW, Francesca's, Hallmark J.Crew Factory Store, J.Jill, Lane Bryant, LOFT, New Balance, Plow & Hearth, Sleep Number, Talbots, Torrid, Versona, White House Black Market, Yankee Candle

Restaurants: Akita Hibachi Sushi, Food & Fire BBQ - Taphouse, Gourmet Slice, Harvest Seasonal Grill & Wine Bar, LongHorn Steakhouse, Pancheros Mexican Grill, Panera Bread, Starbucks Coffee

Beauty Services: Glamour Nails, Milan Laser Hair Removal, Sport Clips, The Sapphire Salon & Spa

Special Services: AT&T, Fine Wine & Good Spirits, Guitar Center, J. Moody & Co. Jewelers, Tesla Charging Station, UBREAKIFIX

MOOSIC, PENNSYLVANIA QUICK FACTS

At the present time, Moosic Borough is one of the fastest growing areas in the valley, experiencing growth, not only in residential population, but industrial and commercial development as well. Moosic is host community to a minor league baseball team and its stadium—PNC Field, the Glenmaura National Golf Course, The Boy Scouts of America Headquarters, and the Bank of America.

Directly to the north of the borough is The Pavilion at Montage Mountain and Montage Mountain Ski & Waterpark, and directly south is the site of the Wilkes-Barre/Scranton International Airport, located in the adjacent borough of Avoca. While the past two decades saw a steady sustained growth in this community, the future horizon looks bright for the Borough of Moosic.

- The Shoppes at Montage Mountain is conveniently located just off of I-81 S
- 7.8 miles north of Scranton — 5.8 miles from the Wilkes-Barre/Scranton International Airport
- Developments in Moosic have created a restaurant, retail, and entertainment scene, including Cinemark 20 and XD, a multiplex movie theater, along with many restaurants and hotels
- Median Household Income is \$62,500 — Median Age 44
- More than 500,000 people live within 20 miles of The Shoppes at Montage Mountain
- Over 1,200 hotel rooms are located within 1 mile of the center
- There are over 39,000 businesses in the market area
- A total of 17 College Campuses are within a one hour drive



The Shoppes at Montage Mountain is located just off of I-81 and is home to nearly 49 stores and restaurants. The center receives great exposure with PNC Field located on its property. A 10,000 seat baseball stadium that is home to the farm team for the New York Yankees.

THE SHOPPES AT MONTAGE MOUNTAIN

THE SHOPPES AT MONTAGE MOUNTAIN – TOTAL AREA: 52.2 ACRES

The Shoppes at Montage Mountain is the location for many stores and restaurants, plus various other businesses have established this center as their home.



The Shoppes at Montage Mountain is home to 49 stores and restaurants, including a 20 screen CineMark Theater, offering 5,100 seats and 1,660 parking spaces. Average yearly attendance of movie goers is 1.4 million.

THE SHOPPES AT MONTAGE MOUNTAIN

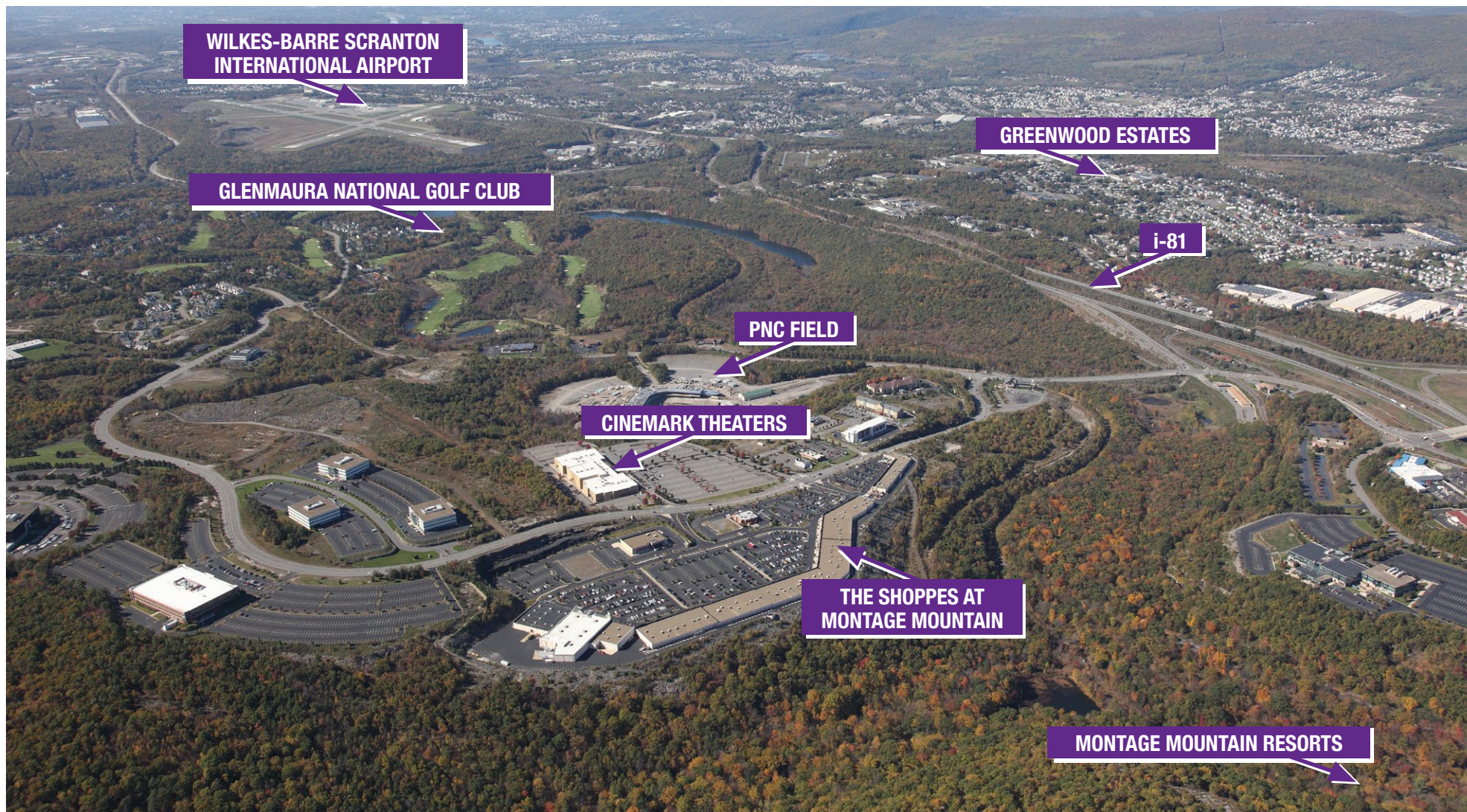
ENTERTAINMENT VENUES AT THE SHOPPES AT MONTAGE MOUNTAIN



- *PNC Field (built in 2012) - 10,000 seat minor league baseball stadium and home of the Scranton/Wilkes-Barre RailRiders, the AAA affiliate of the New York Yankees. 65 home game season drawing 414,891 fans average per game attendance has been 6,383*
- *Toyota Pavilion (built in 2019) - 17,000 seat outdoor amphitheater had 11 events and drew an audience of 170,527*
- *Three hotels are located in the center offering 1,200 rooms — Courtyard by Marriott, Fairfield Inn & Suites, and Springhill Suites*

THE SHOPPES AT MONTAGE MOUNTAIN

BUSINESS, ENTERTAINMENT & HOUSING SURROUNDING THE SHOPPES AT MONTAGE MOUNTAIN



The Shoppes at Montage Mountain is conveniently located only five miles to the Scranton/ Wilkes-Barre International Airport. Glenmaura has over 186 acres of commercial land available for development. Easy accessibility to all major Interstate roads including 81, 380, 80 and the Pennsylvania Turnpike. Over 500,000 people live within 20 miles of The Shoppes at Montage Mountain.

THE SHOPPES AT MONTAGE MOUNTAIN

LARGEST EMPLOYERS IN MOOSIC



Camp Horizons — 600 Employees

CSS Drywall — 175 Employees

Deluxe Entertainment Services Group — 9,720 Employees

Demo Deluxe — 4,000 Employees

Gallery Industry — 850 Employees

Glenmaura National Golf Club — 175 Employees

Harpercollins Publishers — 1,918 Employees

Portrait Innovations Holding — 1,315 Employees

Preferred Meal Systems — 1,000 Employees

Schulte — 175 Employees

Signature Building Systems — 60 Employees

THE SHOPPES AT MONTAGE MOUNTAIN

TRANSPORTATION AND HOUSING DEVELOPMENT

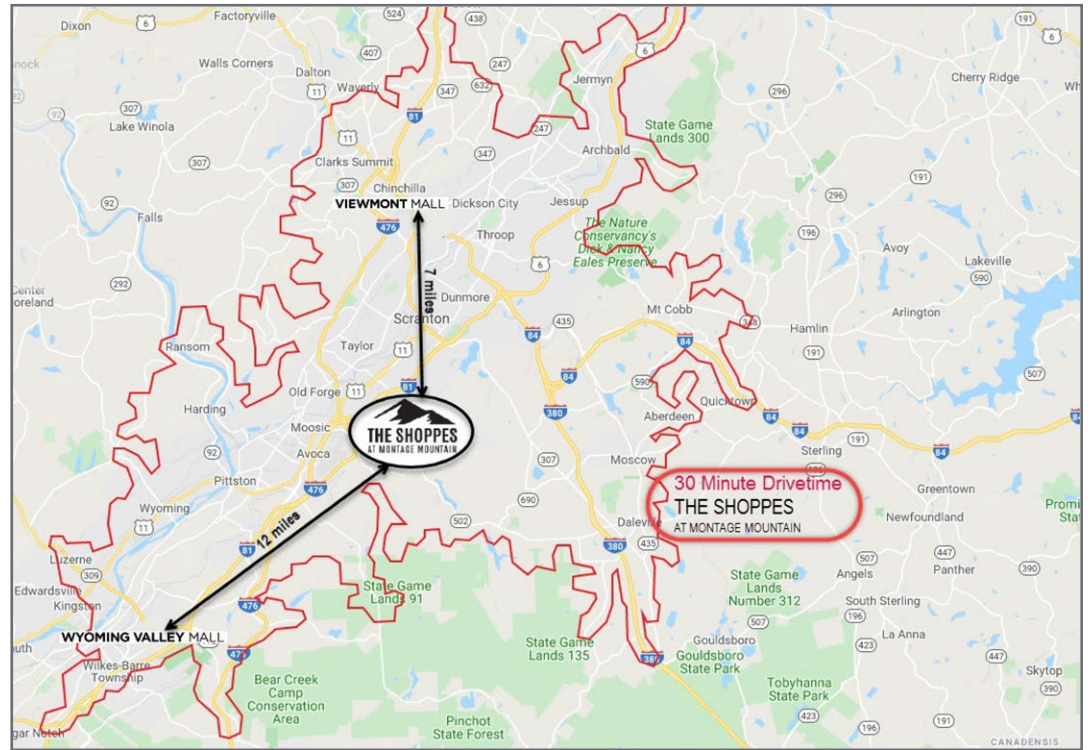


Average Daily Traffic Counts — Interstate 81
Traffic Traveling North — 22,595 Vehicles
Traffic Traveling South — 21,942 Vehicles

Average Daily Traffic Counts — Glenmura National Boulevard
10,027 Vehicles

Average Daily Traffic Counts — Mount Montage Road
3,443 Vehicles

Source: Scranton Chamber of Commerce



MOOSIC – NEW HOUSING DEVELOPMENTS NEAR THE SHOPPES AT MONTAGE MOUNTAIN

MOOSIC RESIDENTIAL	BUILDING PERMITS	HOUSING
2018	200	2,785
2019	311	2,806
2020	383	2,815

POPULATION CHANGE & PROJECTION:

	CITY POPULATION	LACKAWANNA COUNTY POPULATION
2010 (CENSUS)	5,719	214,528
2017	5,742	210,603
2018	5,777	210,301
2019	5,832	209,808
2020	5,974	208,484



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