

THE OUTLETS



WIND CREEK®
BETHLEHEM



RICH WITH HISTORY

Before adopting the name officially in 1899, the legendary Bethlehem Steel Corporation first opened its doors in 1857 as the Saucona Iron Company. By installing blast furnace technology in 1863, Bethlehem Steel was able to produce much of the equipment used by the United States armed forces in World War I and World War II including 1,100 ships, more than any other builder during the war.

Major projects produced by Bethlehem Steel

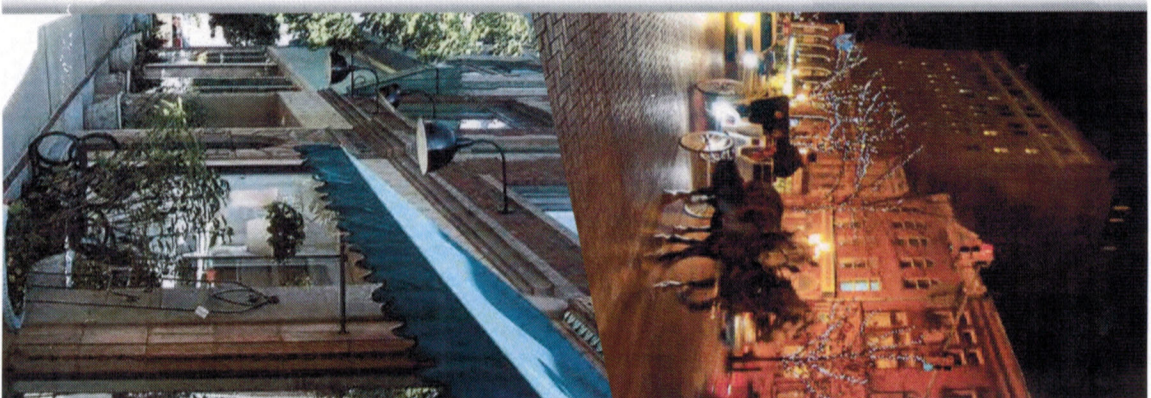
- Lincoln Tunnel
- Chrysler Building
- Waldorf Astoria Hotel
- Merchandise Mart
- U.S. Congress's Rayburn Building

Bethlehem Steel closed its doors in 1995.

In 2007, the 126-acre, former Bethlehem Steel plant, opened as a casino on May 22, 2009. The area was remediated in accordance with the site-specific environmental standard, which demonstrates our commitment to preservation.

Putting the historical Bethlehem Steel site back into use represents a re-birth for the city, and can be used as a model for other communities across the country.

For more information on Bethlehem and our property, visit discoverlehighvalley.com



TRADE AREA PROFILE

Wind Creek Bethlehem is prominently located in the south side of Bethlehem on 3rd Street - less than 1.5 miles north of Interstate 78. With the potential to offer an exceptional mix of retail, gaming, residential, and cultural uses, Wind Creek Bethlehem is widely regarded as one of the premier redevelopment sites in all of Lehigh Valley and Eastern Pennsylvania.

The potential retailers at Wind Creek Bethlehem will be able to draw customers from both a densely populated and relatively affluent trade area.

ATTRIBUTE

ATTRIBUTE	5 MILE RADIUS	10 MILE RADIUS	25 MILE RADIUS	50 MILE RADIUS	75 MILE RADIUS
POPULATION:					
2018 Projected	154,454	509,504	1,177,462	7,377,062	19,374,182
2010	152,380	497,200	1,151,193	7,184,891	18,879,421
HOUSEHOLDS:					
2018 Projected	60,089	194,301	446,735	2,783,486	7,434,209
2010	59,237	190,247	436,716	2,705,040	7,216,339
MEDIAN AGE:					
2018 Projected	40	40	42	40	39
2010	39	39	41	39	38
PER CAPITA INCOME:					
2018 Projected*	\$26,069	\$25,353	\$29,326	\$30,732	\$32,288
2010	\$25,782	\$25,802	\$29,150	\$30,355	\$30,821
AVG. HOUSEHOLD INCOME:					
2018 Projected	\$83,100	\$82,537	\$96,704	\$102,056	\$106,822
2010	\$63,978	\$64,891	\$75,504	\$79,570	\$80,541
OCCUPATION:					
% White Collar Workers	61%	58%	61%	65%	66%
% Blue Collar Workers	21%	24%	22%	18%	17%
% Service and Farm	18%	18%	17%	17%	17%

Source: IZON SM

*Horizon Media Inc. calculation sourced with IZON SM



DIRECTIONS

FROM NEW YORK CITY:

Take I-78 West to Exit 67 in PA. Follow 412 North for 1.5 miles.

FROM NORTH/CENTRAL NEW JERSEY:

Take I-78 West to Exit 67 in PA. Follow 412 North for 1.5 miles.

FROM PHILADELPHIA:

Follow Northeast Extension / I-476 to Exit 56 for the Lehigh Valley.

Follow signs for I-78 East, and take I-78 East to Exit 67. Follow 412 North for 1.5 miles.

FROM HARRISBURG:

Take I-81 North to I-78 East to Exit 67. Follow 412 North for 1.5 miles.



WIND CREEK BETHLEHEM VISITOR STATISTICS

VISITOR COUNTS

2012	7.7 MILLION	2016	8.2 MILLION
2013	8.2 MILLION	2017	9.0 MILLION
2014	8.0 MILLION	2018	8.0 MILLION
2015	9.0 MILLION	2019 EST	8.0 MILLION



282 LAVISH HOTEL ROOMS

Wind Creek Bethlehem Hotel was designed to set a new standard for luxury and style. Our 282 rooms include 16 Executive Suites, 6 Presidential Suites and 4 Chairman Suites - each of which have the latest in modern amenities. When you select Wind Creek you are assured an extraordinary experience.

Immerse yourself in the extraordinary and discover everything our rooms have to offer. Enjoy total comfort with incredible contemporary furnishings and custom designs. Take a break from all the action and treat yourself to much-needed rest and relaxation in your very own suite - fitted for a King or Queen.

Our beautiful Chairman's Suites combine unsurpassed luxury with incomparable amenities for the ultimate guest experience. The accompanying Chairman's Lounge is a private enclave serving light refreshments for Premium Guests. Full service Concierge and Butler service is available. It's no wonder Sands Bethlehem achieved AAA 4 Diamond status.

Our unique location, wide range of amenities and first-class service all come together to ensure that your next meeting will be anything but typical.

GUEST ROOMS AND SUITES

- 282-Room Hotel
- In-Room Dining
- 16 Executive Suites
- 6 Presidential Suites
- 4 Chairman Suites
- Complimentary Parking
- Indoor Pool
- Fitness Room
- Complimentary Wi-Fi

IT'S ALL GOOD

Wind Creek Bethlehem always brings so much more to the table. Indulge in a variety of delicious choices from classic to contemporary.

BUDDY V'S RISTORANTE

Offers twists on Italian-American favorites, as well as Valastro family specialties and of course, an impressive dessert selection.

BURGERS AND MORE BY EMERIL

Uses the freshest and finest ingredients to create the ultimate burger.

EMERIL'S CHOP HOUSE

Has a variety of irresistible dishes featuring tender steak cuts, with the finest in steak preparations.

EMERIL'S FISH HOUSE

Features an assortment of seafood, steaks and chops with a Creole flair.

CARLO'S BAKERY

Serves delicious pastries, desserts and cakes from this famous family-owned bakery.

CROISSANTERIE

Delights with filled-to-order croissants, baguettes and more.

CHOPSTICK

Is the place when you're craving authentic Asian cuisine.

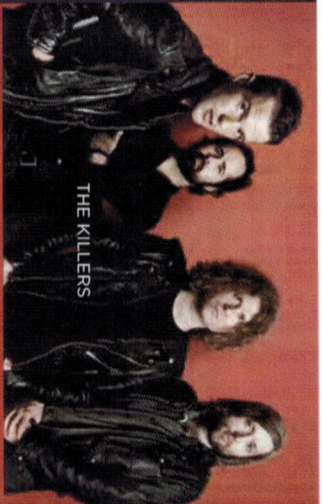
STEELWORKS BUFFET AND GRILL

Specializes in live-action cooking, artisan pizza, a pasta station, sushi and more.

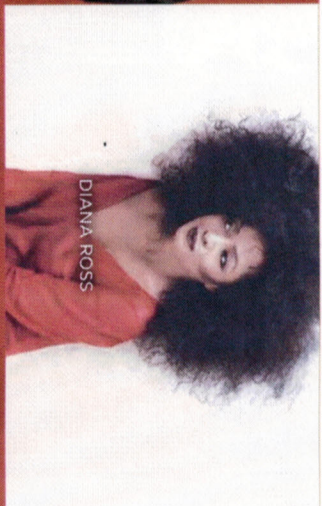
THE MARKET GOURMET EXPRESS

Is all about selection - Nathaniel's Famous hot dogs, burgers, pizza, salads, dessert and coffee.





THE KILLERS



DIANA ROSS

ALL ABOUT ENTERTAINMENT



WIND CREEK
EVENT CENTER

Our Event Center, featuring private suites on the mezzanine level, hosts the biggest and best names in the entertainment and sports world: Diana Ross, The Killers, Frank Caliendo, Rod Stewart, Stevie Nicks, Tony Bennett, Tiesto, Alan Jackson, Michael Bolton, II Divo and legendary boxing greats just toname a few.



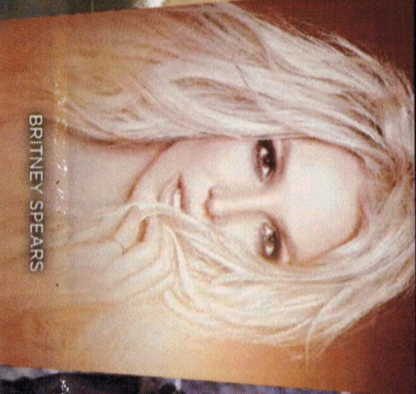
Vision Bar is a nightlife experience where opulent finishes create a vibrant and unique atmosphere.



One of the hottest nightspots in the area, Molten lounge offers an electrifying atmosphere featuring live music, along with your favorite cocktails including signature martinis.



STEVIE NICKS



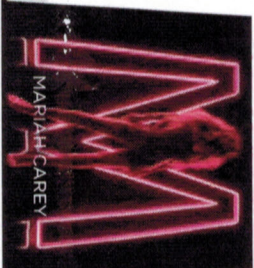
BRITNEY SPEARS



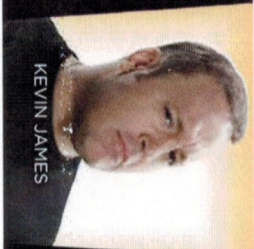
ROD STEWART



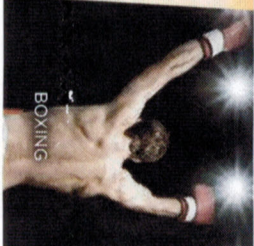
TIESTO



MARIAH CAREY



KEVIN JAMES



BOXING



steel.
magnolia
spa & salon

Our professional staff is eager to provide our valued clients with the best professional facials and spa services available. All services are performed by highly trained licensed professionals who meet today's high industry demands. Our treatments are administered with the care and dedication you deserve. We want to offer all of our clients the ultimate experience in wellness and relaxation. Everyone who arrives at Steel Magnolia Spa & Salon is a special person and deserves to feel that way. Please relax and enjoy your spa experience!

POPULAR SERVICES OFFERED AT STEEL MAGNOLIA SPA & SALON:

- Facials
- Hair
- Manicures/Pedicures
- Hydrotherapy/Baths
- Massages
- Waxing
- Spa Packages
- Body Wraps
- Eye Treatments
- Gentlemen's Spa
- Makeup Application

Steel Magnolia Spa & Salon, Kids Quest and Cyber Quest are located in the Outlets

Kids
Quest

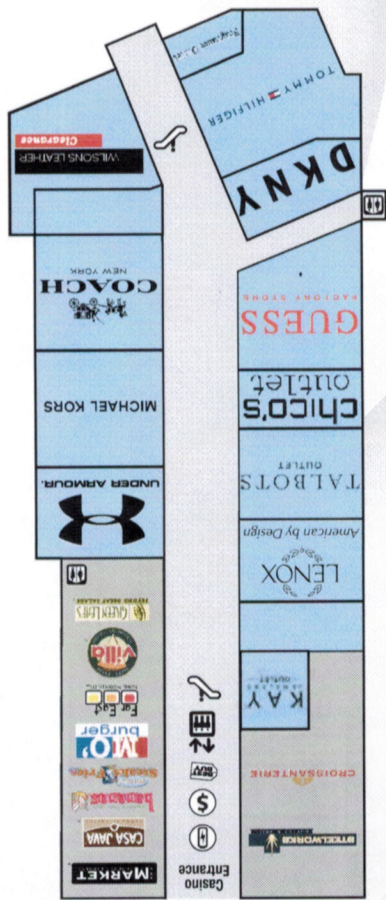
Founded in 1992, Kids Quest is a family-owned, nationally recognized leader in supervised children's entertainment. For an hourly fee, children ages 6 weeks to 12 years can enjoy free play in a safe and secure environment under the watchful eyes of professionally trained staff members. While at Kids Quest, children can take part in a variety of activities including: a physically challenging play piece, a half court gym for physical fitness and group games, a rock climbing wall, an interactive karaoke stage, state-of-the-art video games, arts and crafts, free-play arcade games, an Apt Q lounge and dramatic play area, puzzles, books, manipulative toys, building blocks, and flat screen TV monitors that feature classic and new release movies. In addition, little ones 6 weeks to 29 months have their own special place called the Tiny Tot Room. Inside this cozy and colorful space babies and young toddlers joyfully interact with other children and staff members while playing with developmentally appropriate toys and engaging in fun activities. Kids Quest is also an ideal location to celebrate a birthday, special occasion, or group event. Kid-friendly snacks and meals are available for an additional fee at the Quest Café located inside the center. Best of all, Kids Quest is open 365 days a year!

Cyber
Quest

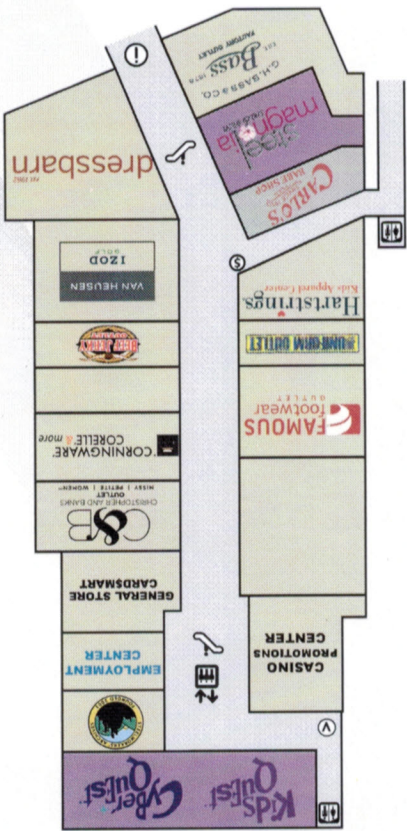
The very first of its kind, Cyber Quest features only non-violent, family-friendly arcade entertainment. Cyber Quest currently operates in 6 states with 8 locations, and provides entertainment 365 days a year in tandem with Kids Quest. Children under the age of 12 are required to be with an adult, and those over 12 can enjoy the arcade on their own. Cyber Quest employees are unique to the industry as they are trained to not only serve guests, but interact with them in order to provide a high level of customer service and game playing enjoyment. Guests purchase cards preloaded with credits and swipe them at the game of their choice to begin play, thus avoiding the use of tokens and carrying cash. Cyber Quest is a terrific destination for families, offering convenient hours. Clean, colorful and engaging, Cyber Quest boasts an incredibly wide variety of redemption prizes that will inspire everyone to keep playing! Snacks and meals are available for purchase at the café they share with Kids Quest.



CASINO LEVEL



STREET LEVEL



TENANT GROUP PORTRAIT

CASINO LEVEL

SUITE NUMBER	SQ FOOTAGE	TENANT
201	5,435	Wilson's Leather Clearance
203	2,484	Coach
205	5,517	Michael Kors
211	4,583	Under Armour Bethlehem Factory House
213	4,631	Key Jewelers Outlet
219	1,553	Lenox
221	2,396	Talbots Outlet
223	4,075	Chico's Outlet
227	4,154	GUESS Factory Store
231	2,897	DKNY
233	6,344	Tommy Hilfiger
237	3,574	Fragrance Outlet
239	7,825	
241	1,420	
Sub-Total	56,888 SF	

STREET LEVEL

SUITE NUMBER	SQ FOOTAGE	TENANT
101	7,485	Dressbarn
105	5,460	Dressbarn Women
109	2,743	Van Heusen
111	2,743	IZOD Golf
113	4,114	Beef Jerky Outlet
117	4,052	Beer Jerky Outlet
119	4,119	Corningware
127	16,064	Corningware Coriell & More
129	5,131	Christopher & Banks
137	7,727	General Store CardSmart
139	5,279	Cyber Quest Kids Quest
143	2,623	Famous Footwear Outlet
145	4,379	The Uniform Outlet
149	2,743	Hartstrings Kids Apparel Center
151	4,455	Carlo's Bakery
153	5,694	Steel Magnolia Spa & Salon
Sub-Total	84,811 SF	Bass Factory Outlet

POTENTIAL KIOSK OPPORTUNITIES:

SUITE NUMBER	SQ FOOTAGE
1	36
2	36
3	36
Sub-Total	108
TOTAL GLA	141,807

INFORMATION & SERVICES

- Wheelchairs
- Escalators
- Bed
- Baby
- Bottle
- Information
- Main Entrance
- Employment Center
- Stairwells
- Baby Diaper Kiosk
- Mobile Online Kiosk
- Vending
- ShawneeArchives

© 2017

WIND CREEK BETHLEHEM FACT SHEET

CASINO (OPENED MAY 2009)

- Casino is the size of almost 3 football fields (150,000 square feet)
- Over 3,000 slot machines
- Over 200 live table games
- 26 live poker tables
- 150 live dealer stadium games

HOTEL (OPENED MAY 2011)

- Largest full-service hotel in the Lehigh Valley
- 282 renovated rooms, including 16 Executive Suites, 6 Presidential Suites and 4 Chairman Suites
- All rooms include the latest in modern amenities, such as free Wi-Fi and In-Room Dining.
- Property includes indoor pool, fitness room and complimentary continental breakfast.
- Offers "In-Room Dining, an exclusive in-room private dining service for hotel guests by world-renowned chef and restaurateur Chef Emeril Lagasse. Service offers a creative menu for breakfast, lunch and dinner, along with special selections from the menus of Lagasse's three resort restaurants – Emeril's Chop House, Burgers And More by Emeril and Emeril's Fish House.
- Average occupancy rate 2015: 91.8%
- Average occupancy rate 2016 (Projected): 95%

MEETING SPACE

- Over 12,000 square feet of flexible meeting space room
- 3,000 square feet of pre-function and exhibit space
- On-site Audio Visual Team and Meeting Planners
- Catering services
- 14,000 square feet of Tradeshow Space
- Green Meeting options available
- Green Key Certified

Room Type	Count	Sq. Ft.	Capacity	Max. People	Chairs	Tables	Video
Executive Room	160	120	100	90	45	50	120
Executive Suite	75	70	60	50	34	38	80
Executive Suite	70	70	60	50	34	38	80
Standard Room	75	70	60	50	34	38	80
Standard Suite	110	100	100	90	45	50	150
Lehigh/Chippendale Room	150	150	150	150	150	150	240
Lehigh/Chippendale Suite	255	200	150	150	45	50	200
Ballroom	140	100	60	30	45	50	115
Ballroom	140	100	60	30	45	50	115
Event Center	1,000	200	n/a	n/a	n/a	n/a	1,000
Event Center	1,000	200	n/a	n/a	n/a	n/a	1,000
Video Bar	600	n/a	n/a	n/a	n/a	n/a	n/a
Video Bar	600	n/a	n/a	n/a	n/a	n/a	n/a



WIND CREEK BETHLEHEM

EVENT CENTER (OPENED MAY 16, 2012)

- 14,000 sq. ft. flexible multi-purpose facility
- Each Suite seats about 20-25 people and total occupancy is 300!

Concert Capacity Standing:

- Main Floor: 2,800
- Wings: 700
- Total: 3,227

Concert Capacity Seated:

- Main Floor: 1,556
- Wings: 484
- Total: 2,040

Banquet Capacity: 600 Average number of visitors in 2018:

- 275,000
- VISION BAR
- 6,000 sq. ft.
- 5,000 sq. ft. outdoor patio

PARKING AND TRANSPORTATION

Parking:

- Public parking garage that features 3,227 covered spaces
- Surface parking for 1,601 cars

Valet parking

- Available at Hotel and Casino
- On average, 325 cars are parked per day

Transportation:

- New York City: Trans-Bridge motor-coach operates out of Port Authority
- Bus service from Northern New Jersey, Philadelphia and other areas in Pennsylvania are offered
- Local Transit
- Average 80 buses per day and 4,000 people per day

RESTAURANTS

A variety of dining options including:

- Emeril's Chop House
- Burgers And More by Emeril
- Emeril's Fish House
- Carlo's Bakery
- Chopstick Asian Cuisine
- The Market - Gourmet Express
- Croissanterie
- Steelworks Buffet and Grill
- Buddy Vs Ristorante

BAR/S LOUNGES

COIL (OPENED MAY 2009)

- Casino lounge featuring table-top video poker
- Features specialty cocktails

MOLTEN LOUNGE (OPENED MAY 2009)

- Live entertainment 7 nights a week
- Features specialty cocktails

SHOPPING

THE W STORE (OPENED MAY 2009)

- Upscale gift shop
- 1,750 sq. ft.
- Includes items such as: specialty décor items for the home, local and regional chocolates, handcrafted décor and jewelry offered from local and regional artisans, Bethlehem Steel memorabilia, apparel and gifts themed around the restaurants and lounges on property, spa and skin products and unique gifts featuring the Wind Creek Bethlehem Logo
- Offers gift cards that can be redeemed for food, beverage, or merchandise at Wind Creek Bethlehem

THE OUTLETS AT SANDS BETHLEHEM (OPENED NOVEMBER 2011)

- Name-brand outlet stores just steps from the hotel and casino floor
- 143,000 sq. ft. of GLA

WIND CREEK CASINO PROPERTY MAP

- DINING**
 - Buddy V's Ristorante
 - Burgers And More by Emert
 - Carlo's Bakery
 - Crossroads
 - Crossroads
 - Emert's Fish House
 - Emert's Chop House
 - Steakworks Buffet and Grill
 - The Market Gourmet Express
- GAMING AND ENTERTAINMENT**
 - Casino Floor Smoking Area
 - Casino Floor Non-Smoking Area
 - Table Games Salon
 - Poker Room
 - High Limit Slots
 - Standard Gaming
 - Coil
 - Modern
 - Vision Bar
 - Wind Creek Emert Center
 - Kids Quest and O'Pur Quest
- HOTEL AND MEETING ROOMS**
 - Fitness Room
 - Hotel Lobby
 - Indoor Pool
 - Beaks
 - Burbs
 - Foundry
 - Lehigh
 - Moreno
 - Northampton
- RETAIL AND SPA**
 - The W Store
 - The Outlets
 - Steel Magnolia
 - Best Buy Kiosk
 - Macys/Olds Kiosk
 - Wind Creek Bethlehem Employment Center
 - Steelworkers Archives
- GUEST SERVICES**
 - Bus Center
 - Cashier
 - Casino Promotions Center
 - Rewards Center
 - Security
 - Main Entrances
 - Restrooms



ATTRactions ON WIND CREEK CAMPUS:

- ARTSQUEST**
 - Performing Arts Center
 - 1.5 Million Annual Visitors
 - Musikfest (1 million visitors)
 - Celtic Classic (250,000 visitors)
 - Christkindmarkt (65,000 visitors)
 - Bethlehem Visitor Center at the SteelStacks
 - PBS\$39 Public Media and Education Center

LEHIGH VALLEY AREA ATTRactions:

- Allentown Art Museum (7 miles away)
- Banana Factory (1 mile away)
- Blue Mountain Resort (21 miles away)
- Bear Creek Mountain Resort and Conference Center (21 miles away)
- Crayola Experience (13 miles away)
- Da Vinci Science Center (13 miles away)
- Dorney Park & Wildwater Kingdom (13 miles away)
- Downtown Bethlehem/Christmas City (2 miles away)
- Hawk Mountain Sanctuary (39 miles away)
- Historic Bethlehem Museums & Sites (2 miles away)
- Lehigh Valley Zoo (19 miles away)
- PPL Center (7 miles away)
- Skirmish Paintball (36 miles away)
- State Theater Center for the Arts (13 miles away)
- Steel Ice Center (1 mile)
- Zoellner Arts Center at Lehigh University (4 miles away)

SPORTS/RECREATION:

- LEHIGH VALLEY IRON PIGS**
 - Triple-A affiliate of the Philadelphia Phillies
 - 5 miles away
 - 2018 season attendance 561,745

- LEHIGH VALLEY PHANTOMS**
 - Affiliate of the NHL Philadelphia Flyers
 - 7 miles away
 - 2017 - 2018 season attendance 7875

- LEHIGH VALLEY STEELHAWKS**
 - Professional Indoor Football Team (members of AIF)
 - 7 miles away

MAJOR AIRPORTS:

- LEHIGH VALLEY INTERNATIONAL AIRPORT**
 - 4th Largest in the Commonwealth
 - 2 miles away
 - 2018 No. of Passengers 800,000
- PHILADELPHIA INTERNATIONAL AIRPORT**
 - 65 miles away
 - 2018 No. of Passengers 31,691,956
- NEWARK LIBERTY INTERNATIONAL AIRPORT**
 - 72 miles away
 - 2018 No. of Passengers 43 million

LEHIGH VALLEY ECONOMIC DEVELOPMENT FACTS:

- Fastest growing and third most populous region in state
- Over 800,000 residents
- Labor Force - 344,623
- Median Household Income - \$61,105
- GDP - \$40.1 Billion
- Export - \$3.65 Billion
- Population - 821,173
- Number of Households (as of January 2019) - 279,837

LARGEST EMPLOYERS IN THE LEHIGH VALLEY:

The Lehigh Valley is the home of more than 15,000 businesses, including three Fortune 500 companies and several nationally-recognized brands.

CORPORATE HEADQUARTERS

- Air Products
- C. F. Martin & Company
- Crayola
- Just Born
- Olympus America
- PPL Corp.

MANUFACTURING

- B. Braun Medical
- Bosch Rexroth
- Daichi Sankyo
- Lutron Electronics
- Mack Trucks
- Wipac

MAJOR HEALTHCARE NETWORKS

- Coordinated Health
- Lehigh Valley Health Network
- St. Luke's University Health Network

FINANCIAL SERVICES

- ADP
- Capital Blue Cross
- Cigna
- Dun & Bradstreet
- Guardian Life
- Hartford Insurance
- Wells Fargo

TRANSPORTATION & LOGISTICS

- Amazon.com
- BMW
- DSC (kallig's)
- FedEx
- Nestle Logistics
- NFI
- Walmart (e-commerce)

FOOD & BEVERAGE

- Boston Beer Company
- Coca-Cola
- Ice River Springs
- Nestle Waters
- Niagara Waters
- Ocean Spray

EDUCATION

LEHIGH UNIVERSITY

- 1.6 miles away

MORAVIAN COLLEGE

- 2.8 miles away

DESALES UNIVERSITY

- 7.9 miles away

LAFAYETTE COLLEGE

- 13.6 miles away

MUHLENBERG COLLEGE

- 15.4 miles away



THE OUTLETS



For Leasing inquiries contact

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Fulesica.Brown@WindCreek.com

OutletsAtWindCreekBethlehem.com | Follow Us



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