

For Sale

3500 Neshaminy Boulevard

Bensalem, Pennsylvania

10.3 acre Development Site



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Location Highlights



Situated adjacent to Pennsylvania Turnpike Interchange at US-1



Superior visibility from the Turnpike, opportunity for prominent brand identity with over 90,000 impressions a day



Nearly 10 million people within 50 miles

Demographics



257,202
2020 Population

259,014
2025 Population



1,046,168
2020 Population

1,054,492
2025 Population



97,818
2020 Households

98,562
2025 Households



394,374
2020 Households

397,473
2025 Households

5 Mile

10 Mile

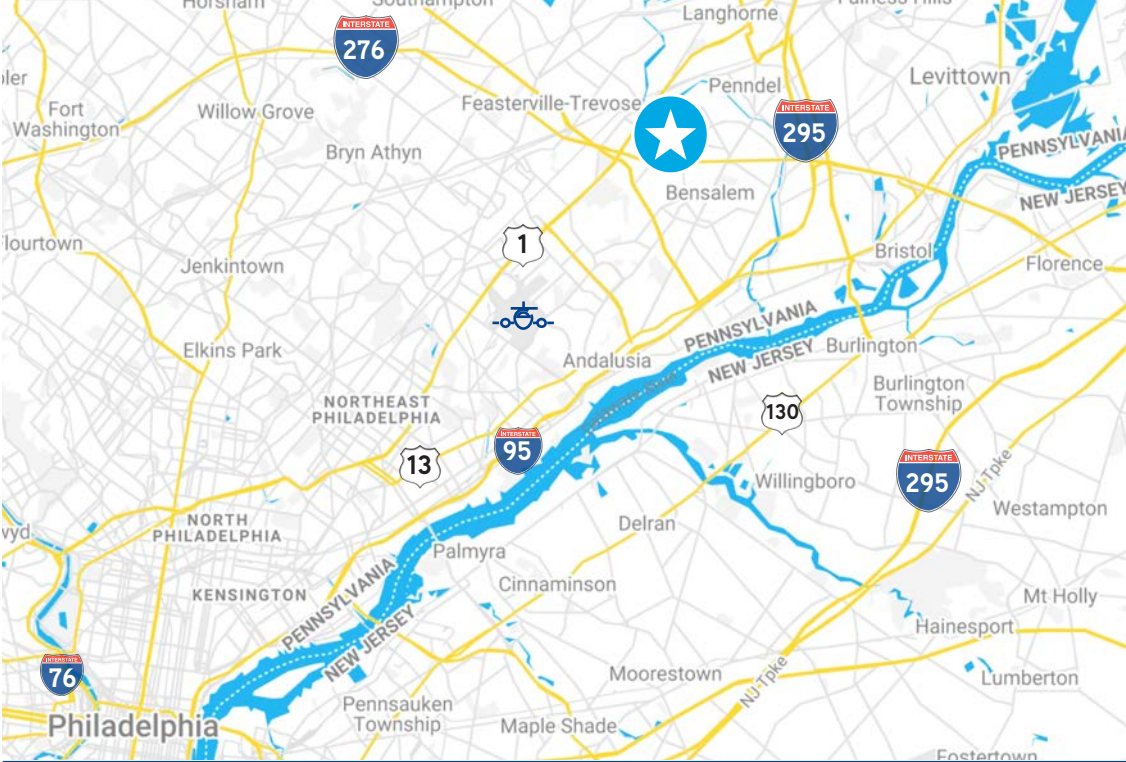
Press play to see aerial footage of 3500 Neshaminy



Entitlements

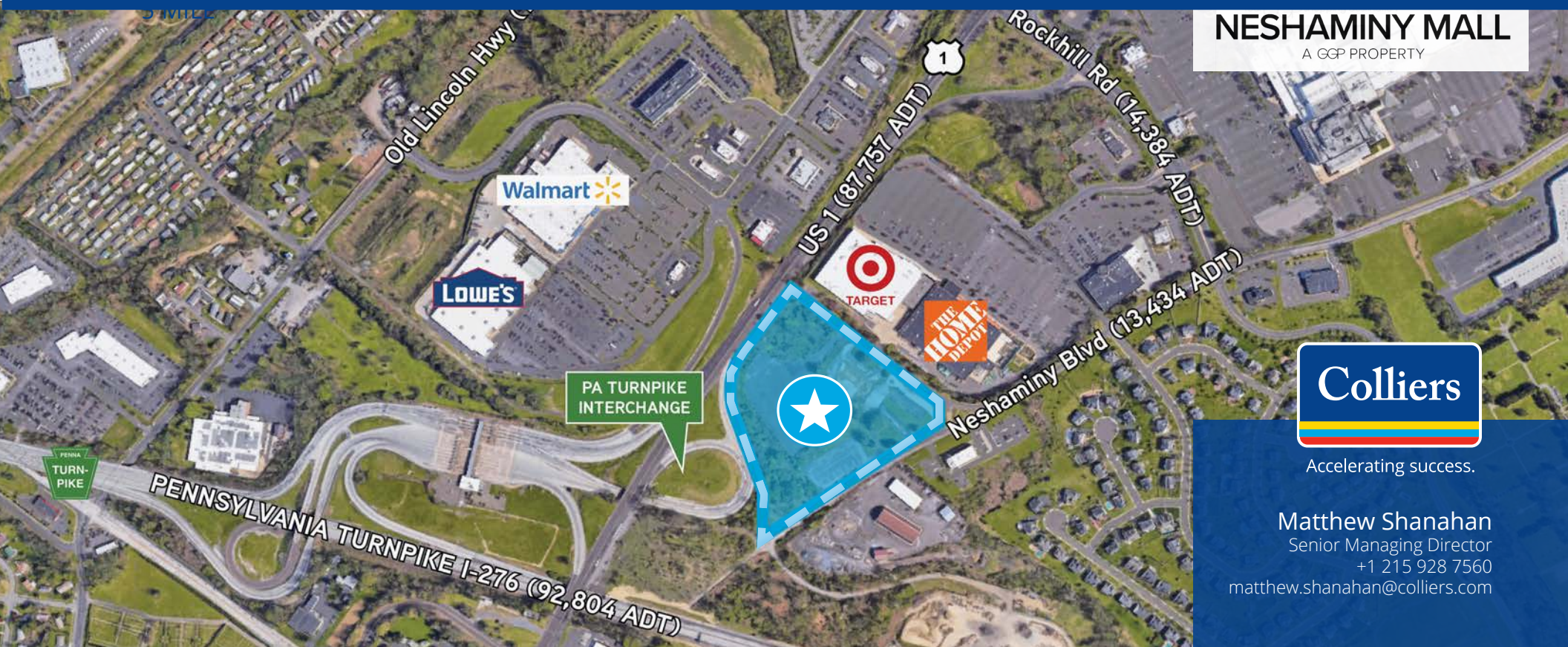
Full municipal approvals for the development of:

- A three story, medical office building with a gross building area of 191,821 SF
- A five story, skilled nursing facility/inpatient care with a gross building area of 113,756 SF
- A 228-unit parking garage with a gross building of 88,816 SF
- 479 surface parking spaces



Site Specifications

Property Address	3500 Neshaminy Road Bensalem, PA
County	Bucks
Municipality	Bensalem Township
Market	Philadelphia Metropolitan Area
Submarket	Suburban Philadelphia
Assessor Parcel	02-001-036-001
RE Taxes (2021)	\$34,039.39
Land Area	10.31 acres/449,072 SF
Current Zoning	BP (Business and Professional District)



NESHAMINY MALL
A GGP PROPERTY



Accelerating success.

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