

FOR SALE

3500

NESHAMINY BOULEVARD

BENSALEM, PA



10.3-ACRE PRIME DEVELOPMENT SITE

FULLY APPROVED FOR HIGH DENSITY MEDICAL SITE

AVISON
YOUNG



*Conceptual rendering

10-Acre Development Opportunity



Property Overview

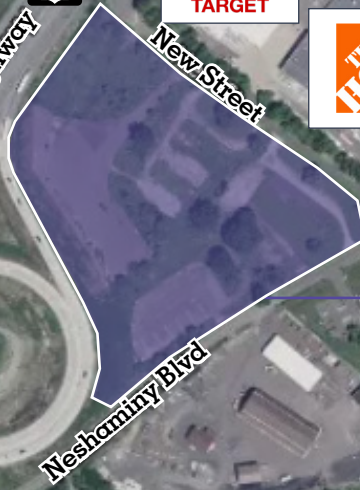
This 10.3-acre BP-zoned parcel offers a rare, fully approved development opportunity in the heart of Bensalem. The site includes approvals for a 320,000-square-foot inpatient medical or rehabilitation facility, making it ideal for major healthcare expansion. Positioned at the intersection of Route 1 and the PA Turnpike (I-276), the property provides exceptional visibility and regional accessibility.

BUILDING SPECS

Address	3500 Neshaminy Blvd Bensalem, PA
Property Type	Land - Development Opportunity
Lot Size	10.3 Acres
Zoning	BP - Business Professional
Approved Use	Fully approved "high density" site includes: <ul style="list-style-type: none">• 115,00 sf in-patient specialty hospital• 205,000 sf medical office building• 4 story parking garage
Access	Route 1 & PA Turnpike (I-276)
Visibility	High-traffic regional corridor

Local Access Map

Immediate Access to
Route 1 & PA Turnpike



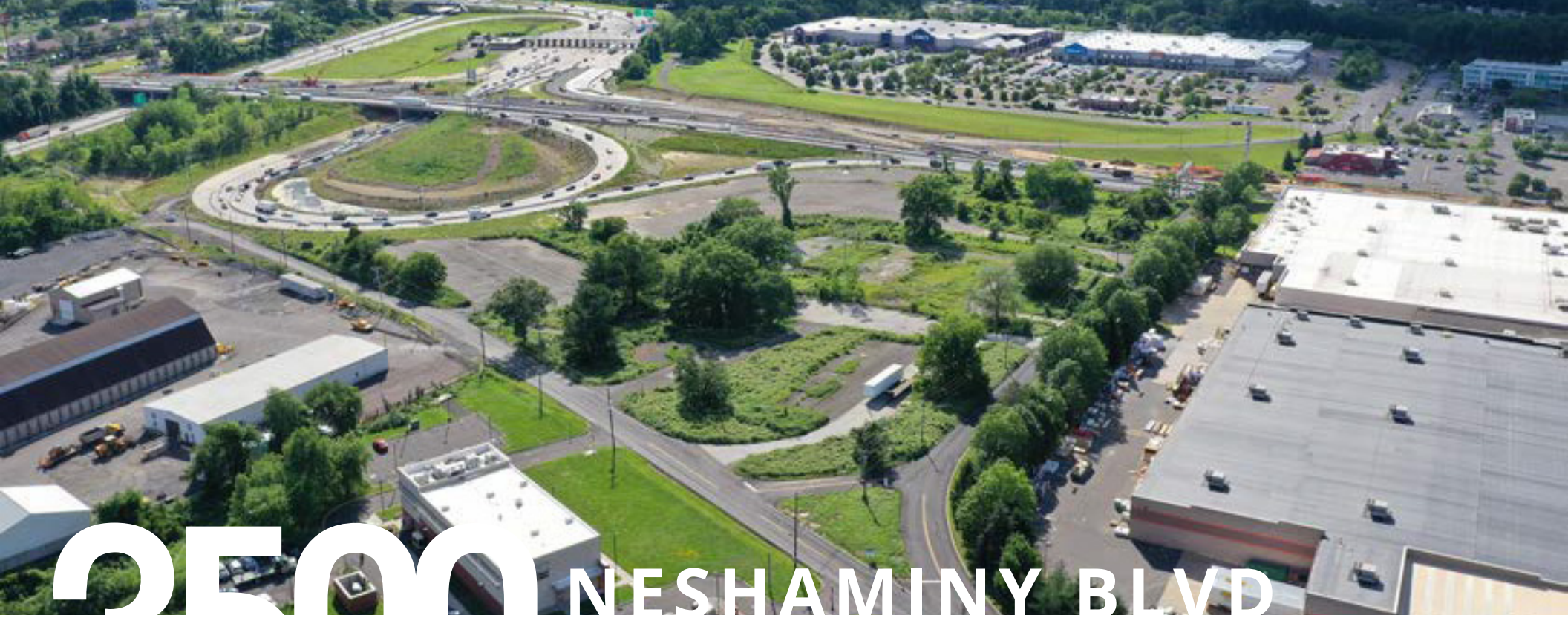
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