

# 2260 STATE RD.

BENSALEM, PA 19020



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VELOCITY VENTURES







## PROPERTY OVERVIEW

Discover the unparalleled potential of this impressive property in Bensalem, PA. Boasting modern design and versatile spaces, this property offers a prime opportunity for businesses seeking a dynamic lease opportunity. With its strategic location and prominent visibility from State Road, the property provides excellent exposure for tenants. The well-maintained facilities, ample parking, and professional property management ensure a seamless experience for occupants. A tenant could take the entire space, or suites could be divided to accommodate size needs. Furniture can be included.

### OFFICE

Property Type

**94,280 SF**

Total Building SF

### R-55

Zoning

**5.06 AC**

Lot Size

### 75 SPOTS

Parking

**1,000 - 8,424 SF**

Leasable SF

**1**

Unit

**2**

Stories

## PRICING

**Entire 8,424 SF**

Asking: \$10 / SF + NNN

**Individual Suites**

Asking: \$7.50 / SF + NNN

# FLOOR PLAN



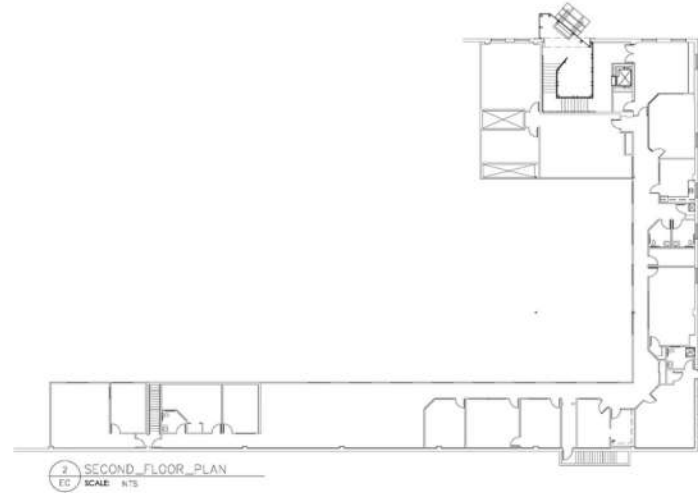
VELOCITY VENTURES

CLIENT

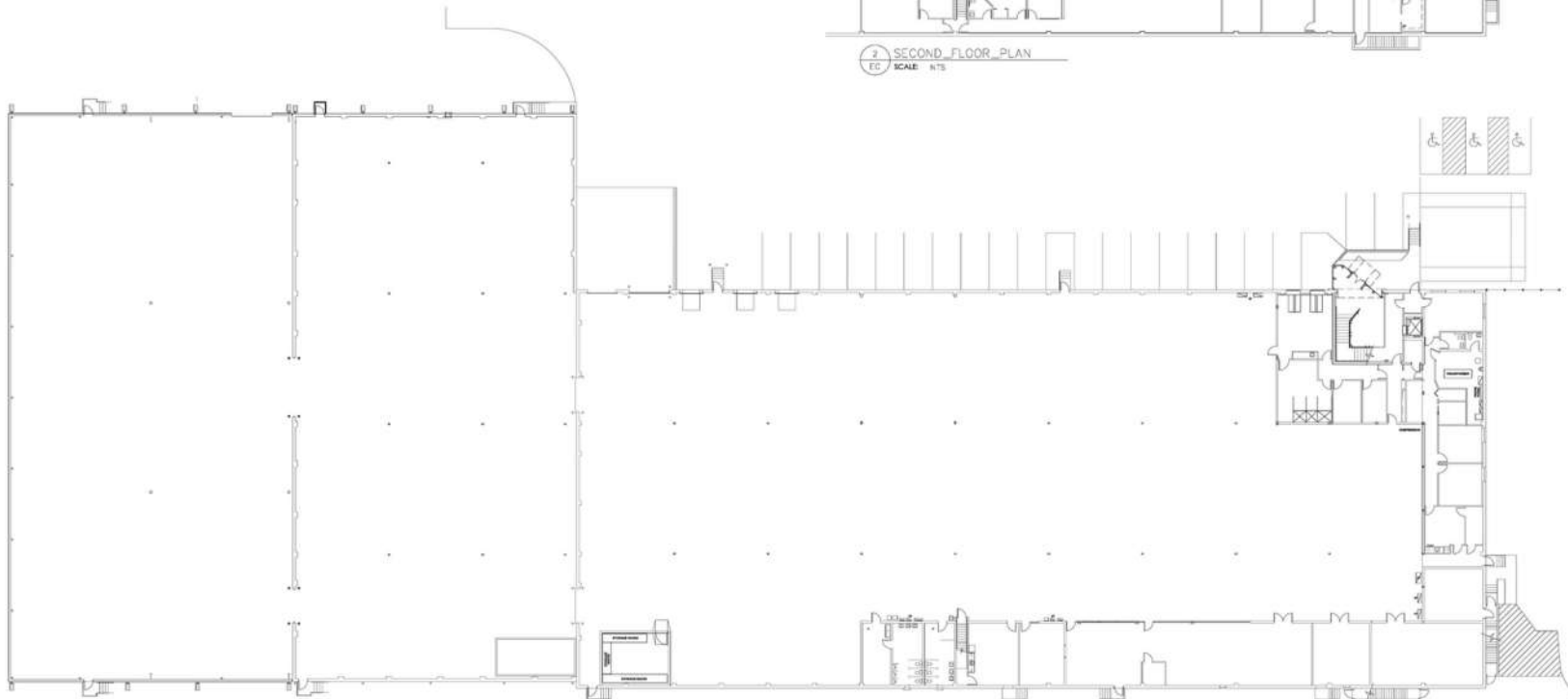
PROJECT ADDRESS

2260 STATE ROAD  
BENSALEM | PA

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2 SECOND FLOOR PLAN  
EC SCALE: NTS



1 FIRST FLOOR PLAN  
EC SCALE: NTS

2260 STATE ROAD  
EXISTING FLOOR PLAN

REVISIONS

April 27, 2023

EC-1



# BENSALEM BUCKS COUNTY

## OVERVIEW

Explore the vibrant surroundings of the Bensalem, PA area. The location offers a dynamic mix of commercial amenities, with easy access to popular dining options, entertainment venues, and retail destinations. Nearby attractions include the Parx Casino and Racing, Neshaminy Mall, and the Bensalem Township Country Club, providing ample opportunities for leisure and recreation. The area also features a variety of local businesses, making it a prime choice for tenants seeking a bustling commercial hub with diverse offerings. With its convenient access to major highways and transportation options, the location presents an attractive opportunity for businesses looking to thrive in a dynamic, well-connected community.







## LOCAL RESTAURANTS

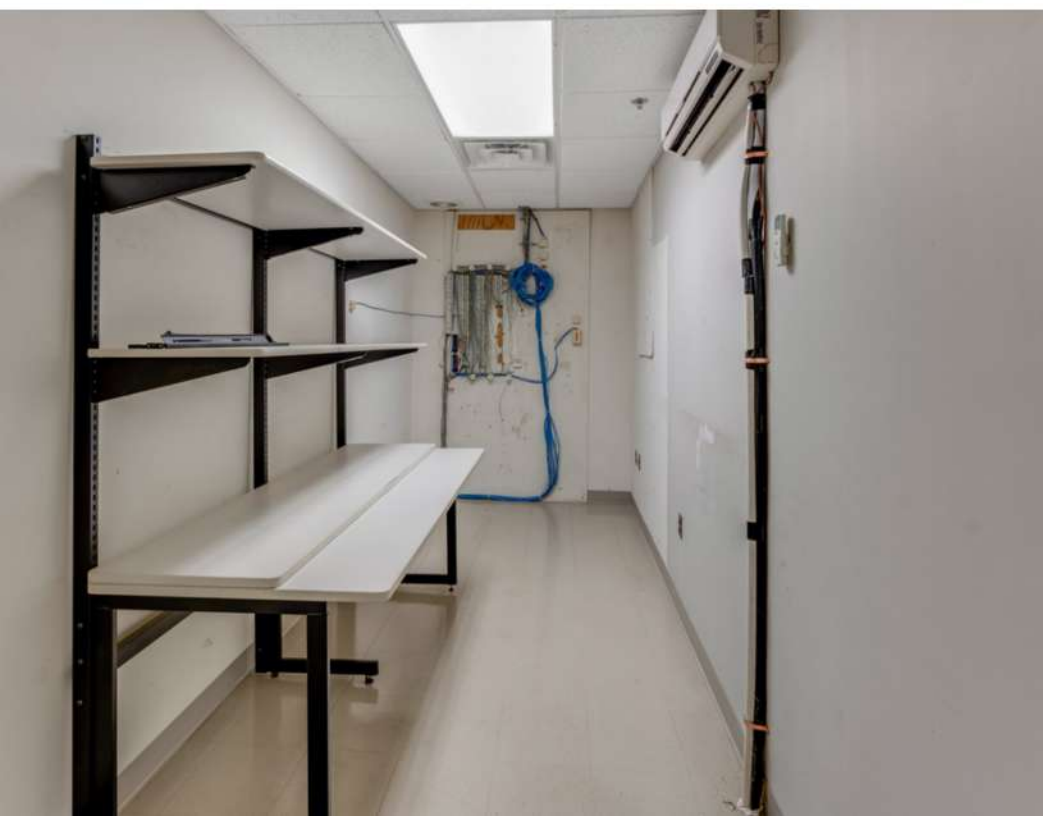
- Parxgrill
- La Cena Restaurant
- Roman Delight
- Osaki Japanese Cuisine
- Chen's Asian Restaurant
- Big Heads Bensalem
- Michael's Restaurant & Diner
- Carrabba's Italian Grill
- Jules Thin Crust
- Outback Steakhouse

## BREWERIES + WINERIES

- Broken Goblet Brewing
- Neshaminy Creek Brewing Co.
- Crossing Vineyards and Winery
- Rose Bank Winery

## THINGS TO DO

- Parx Casino and Racing
- Neshaminy Mall
- TD Bank Amphitheater
- Bensalem Fall Festival
- Bensalem Township Country Club
- Pen Ryn Estate
- Bensalem Beer and Wine Festival

















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