



APPROVED FOR CAR WASH DEVELOPMENT

276 PA TURNPIKE  
41,457AADT

BRISTOL RD

NESHAMINY BLVD

ROCKHILL DR

1

LINCOLN HWY  
57,871AADT

Available:

4,464  
SF



Located in high traffic area



Quick highway access

100 Neshaminy Blvd, Bensalem, PA 19020

# Car wash pad site at Neshaminy Mall for sale

Pad site approved for car wash use is available for sale at Neshaminy Mall. The site totals 4,646 SF of available space and is located in the Southwest corner of the mall site, with approximately 124' of frontage on Neshaminy Blvd.

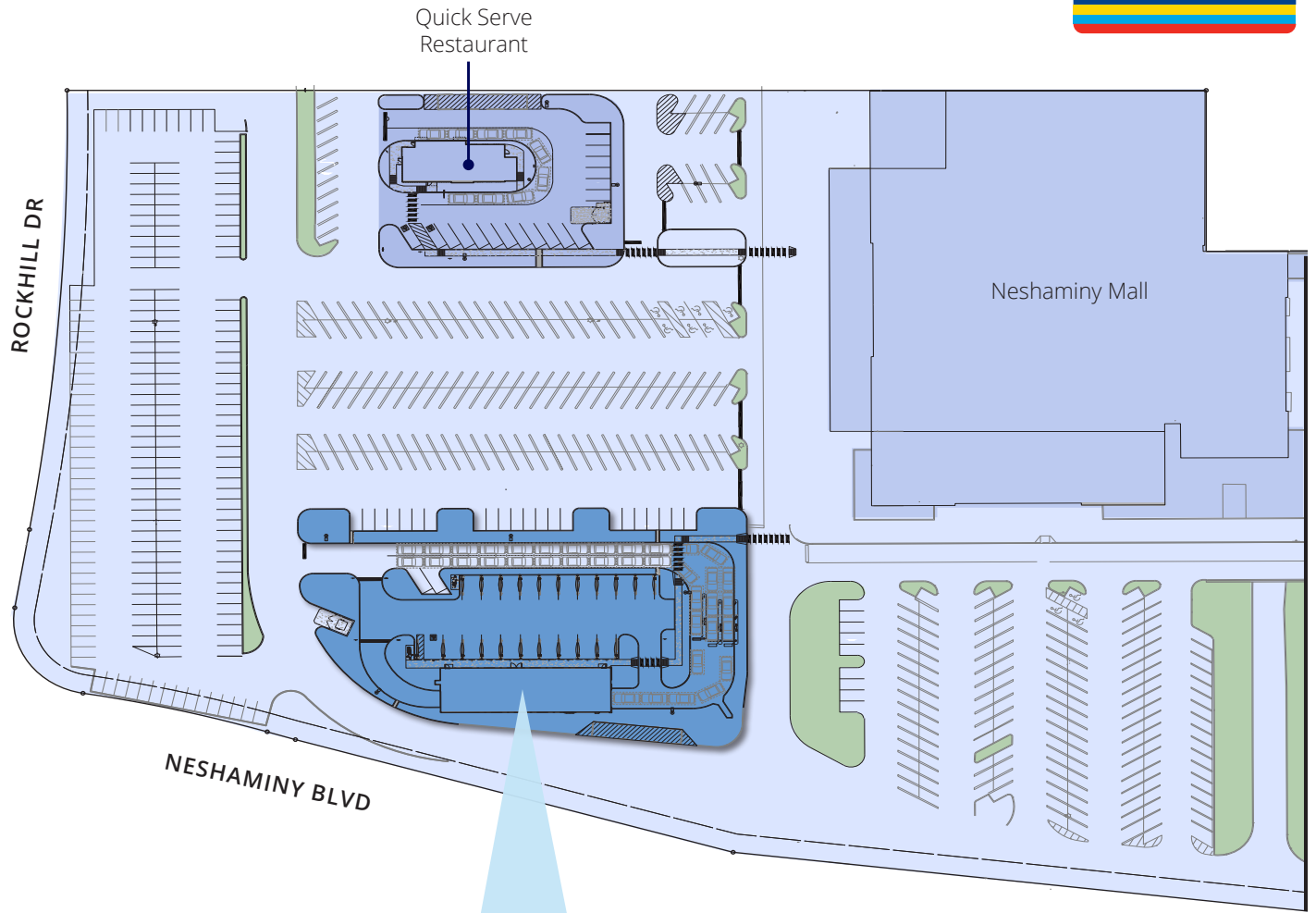
- Neshaminy Mall saw a total of 143.2K visitors in August 2024
- Located minutes from downtown Philadelphia at one of the busiest intersections on the PA Turnpike (I-276)
- Neshaminy Mall is located in Bensalem Township, the largest municipality in Bucks County and the ninth largest in Pennsylvania with a total population of 62,569 (2022)

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