

FOR SALE or LEASE

3805 Neshaminy Boulevard | Bensalem, PA | Neshaminy



1.38 ACRES WITH 4,100 SF BUILDING



HIGHLIGHTS:

- Former bank branch located at the intersection of Neshaminy Blvd. and Rockhill Dr.
- 230' of frontage on Neshaminy Blvd.
- Surrounding Retail includes; the Neshaminy Mall, AMC theater, Home Depot, Target, Walmart, Lowe's and many additional retail uses including banks, restaurants and drug stores
- Close proximity to PA Turnpike, Route 1 Expressway and Street Road
- 26 existing parking spaces
- Average Traffic Counts of:
 - 14,750 vpd along Neshaminy Blvd & Rockhill Drive
 - 91,500 vpd along Rte 1 at intersection of Rockhill Drive

DEMOGRAPHICS:

- 1 Mile - Population of 5,337 with an Average Household Income of \$52,403
- 3 Miles - Population of 92,164 with an Average Household Income of \$89,817
- 5 Miles - Population of 261,843 with an Average Household Income of \$89,068



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The presentation of this property is subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice. All RSF no. are approximate.