

PRIME SIGNALIZED CORNER

2817 Street Road / 3036 & 3056 Mechanicsville Road | Bensalem, PA

FOR LEASE

± 2.5 Total Acres Available

PROPERTY FEATURES

- ± 2.5 TOTAL ACRES AVAILABLE FOR LEASE
- 5,351 SF Building (2,894 SF Ground Floor) with Drive-thru on 0.45 Acre Lot and 22 parking spaces
- Located along heavily traveled Street Road with over 33,170 ADT
- Great visibility from Street Road with signalized access
- Surrounding retailers include Kohl's, Ross, Petco, Dollar Tree, Wawa, Giant, Walgreens & More.
- Located less than a mile from Parx Casino and within 2.5 miles from Neshaminy Mall. One mile to I-276 and 2 miles to I-95.

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

POPULATION

9,171

104,164

281,089

AVERAGE HHI

\$59,345

\$92,414

\$90,225

DAYTIME POPULATION

10,126

103,583

266,874

FOR MORE INFORMATION:

RYAN W. TURNER

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INTERSTATE
COMMERCIAL

Interstate Commercial
14000 Horizon Way, Suite 100
Mount Laurel, NJ 08054
www.icre.net

PROPERTY OVERVIEW: 2817 STREET RD / 3036 & 3056 MECHANICSVILLE RD | BENSALAM, PA



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RETAIL MARKET AERIAL: 2817 STREET RD / 3036 & 3056 MECHANICSVILLE RD | BENSLEM, PA



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