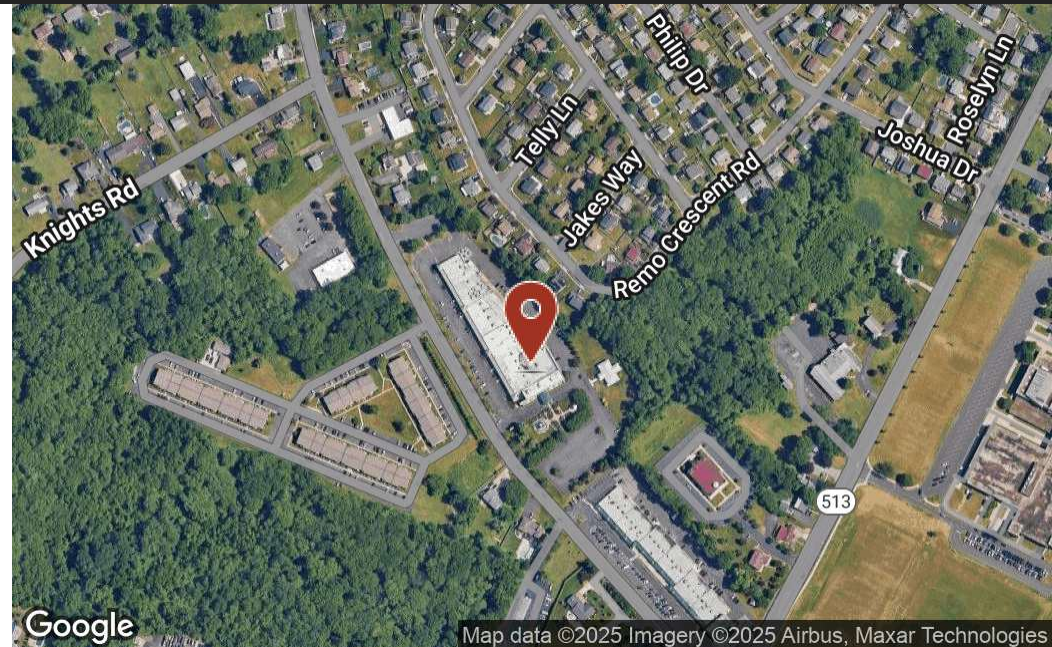


# Prime Restaurant Space for Lease

The Shoppes at Celebrations - 2213 Galloway Rd Bensalem, PA 19020



## PROPERTY DESCRIPTION

Prime restaurant available for lease at the Shoppes at Celebrations. Fully operating turnkey restaurant available for lease. Beautifully appointed with high end FF&E included. The restaurant space includes large wrap around bar, elevated dining areas, private party room, fully equipped kitchen, service area, adjacent pizzeria and takeout kitchen. Located in a 60,000+ sf neighborhood shopping center, anchored by the region's top event & banquet facility. Liquor License available.

## PROPERTY HIGHLIGHTS

- 2nd generation restaurant space available
- Fully operating turnkey restaurant with high-end FF&E included
- Features a large wrap-around bar and elevated dining areas
- Includes a private party room and fully equipped kitchen
- Adjacent pizzeria and takeout kitchen for additional revenue streams
- Anchored by the region's top event and banquet facility
- Liquor License available.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	5,415 SF
Building Size:	53,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,290	37,496	105,129
Total Population	8,686	97,220	273,942
Average HH Income	\$104,292	\$105,231	\$107,013

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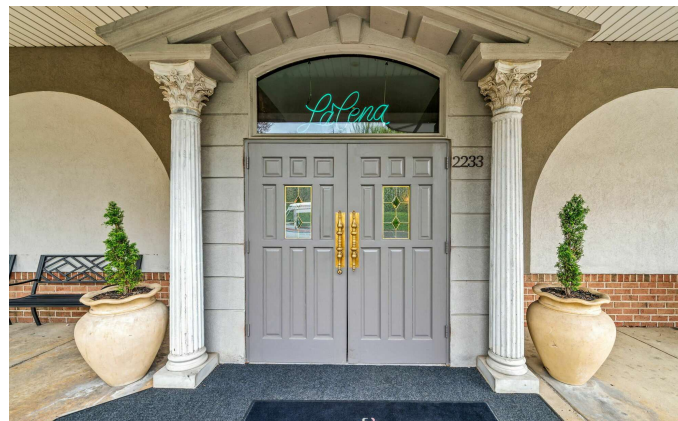






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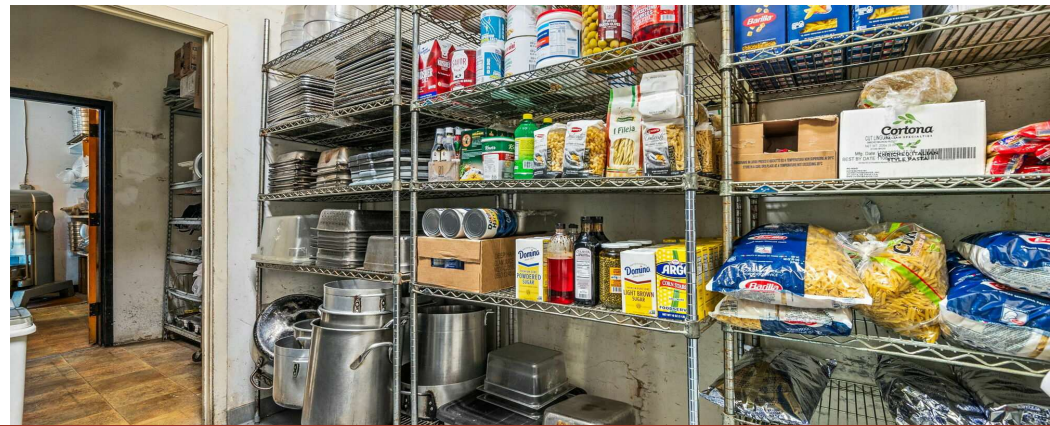
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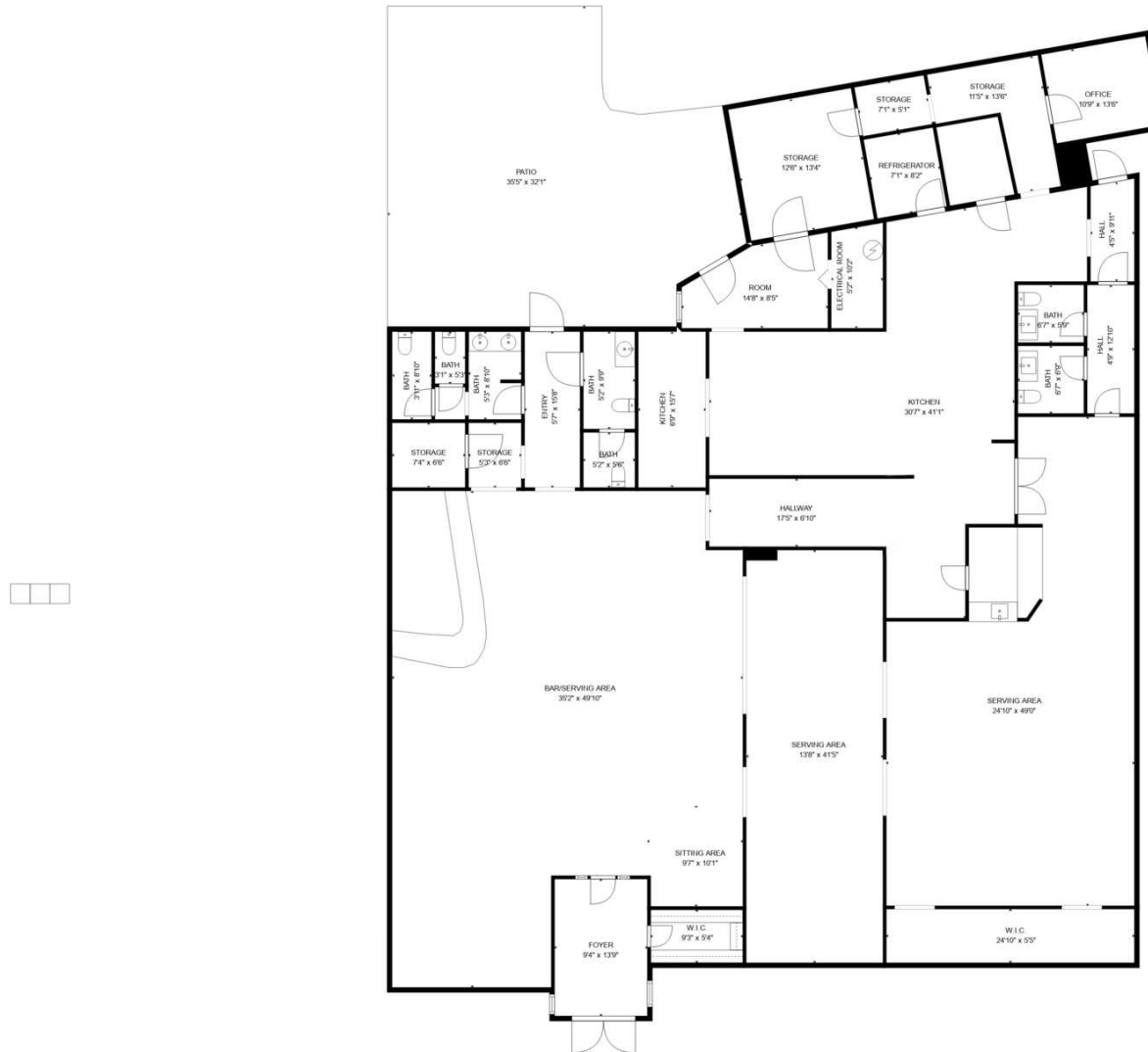
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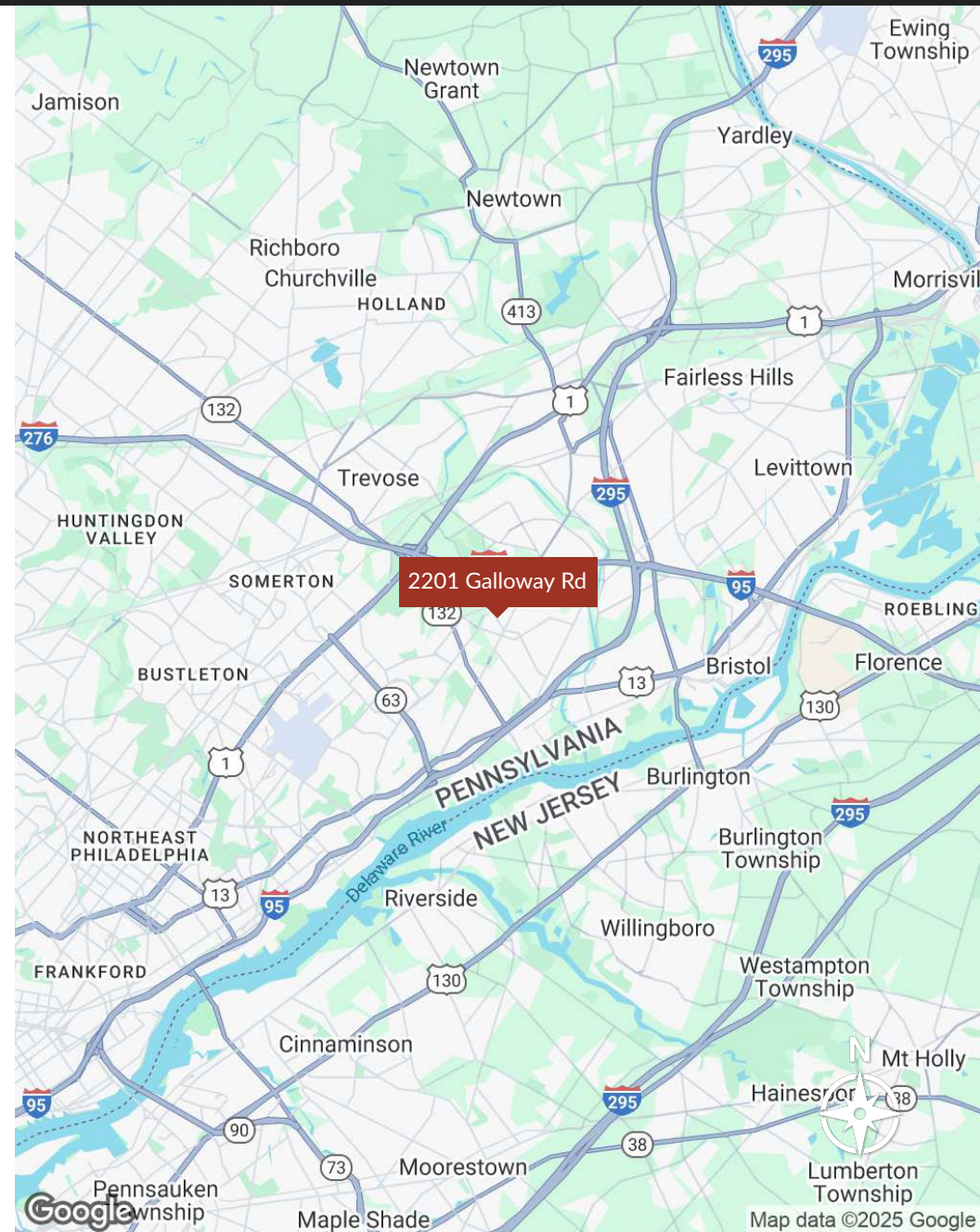
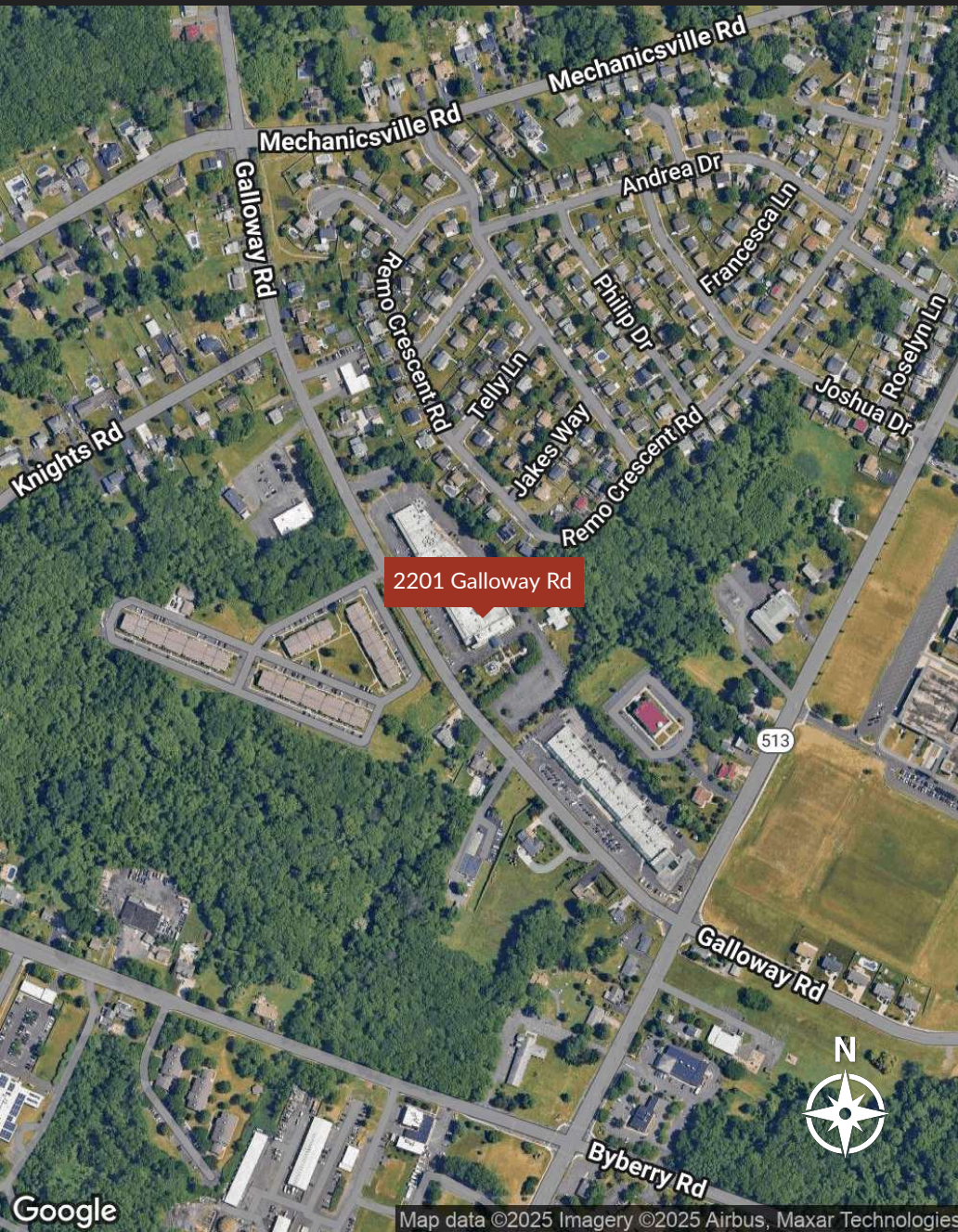


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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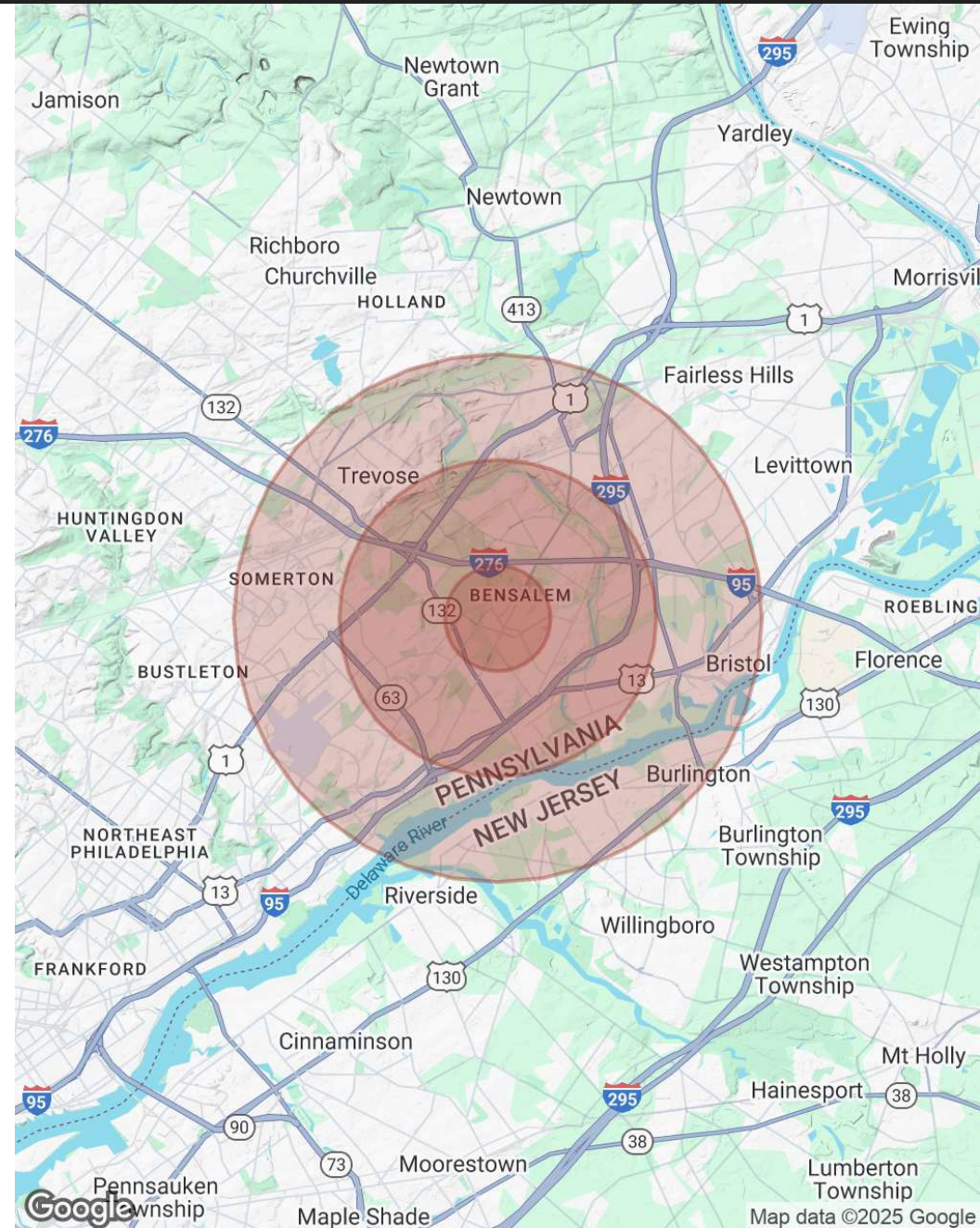
2201 Galloway Rd Bensalem, PA 19020

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,686	97,220	273,942
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,290	37,496	105,129
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$104,292	\$105,231	\$107,013
Average House Value	\$391,811	\$361,401	\$351,482

Demographics data derived from AlphaMap



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