



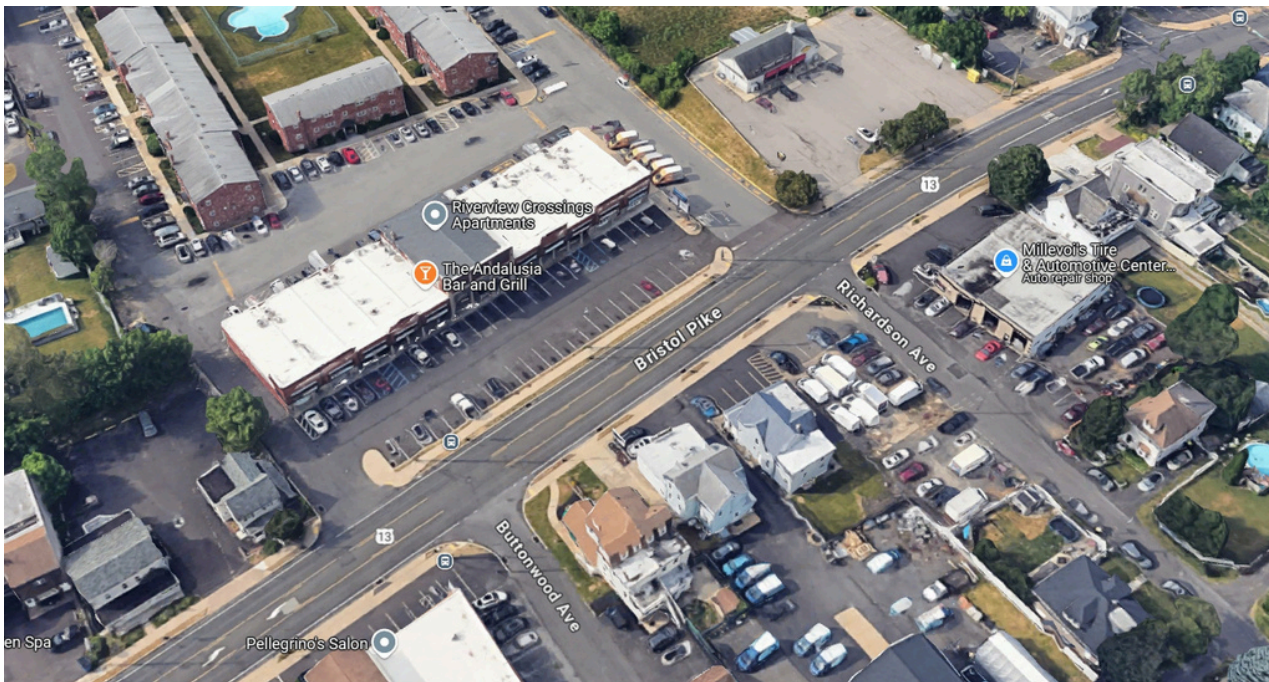
M. BARRY SCHULTZ AND CO.
REAL ESTATE DEVELOPMENT • BROKERAGE • MANAGEMENT

Rent 1,200-2,400 sf Retail/Office Space

Join: Flying Pig Tavern & Tap!

Bristol Pike & Richardson Ave., (Andalusia) Bensalem, PA

New Property Improvements Underway!



- Traffic Counts on Bristol Pike (U.S. Rt. 13) AADT: 17,631 (DVRPC)
- Captured Market: Backed-up by 229 Garden-Style Apartments
- Retail and Office Spaces Available
- Excellent Visibility and Access- proximate to I-95 & Woodhaven Rd.

Demographic Snapshot (Source: Crexi):

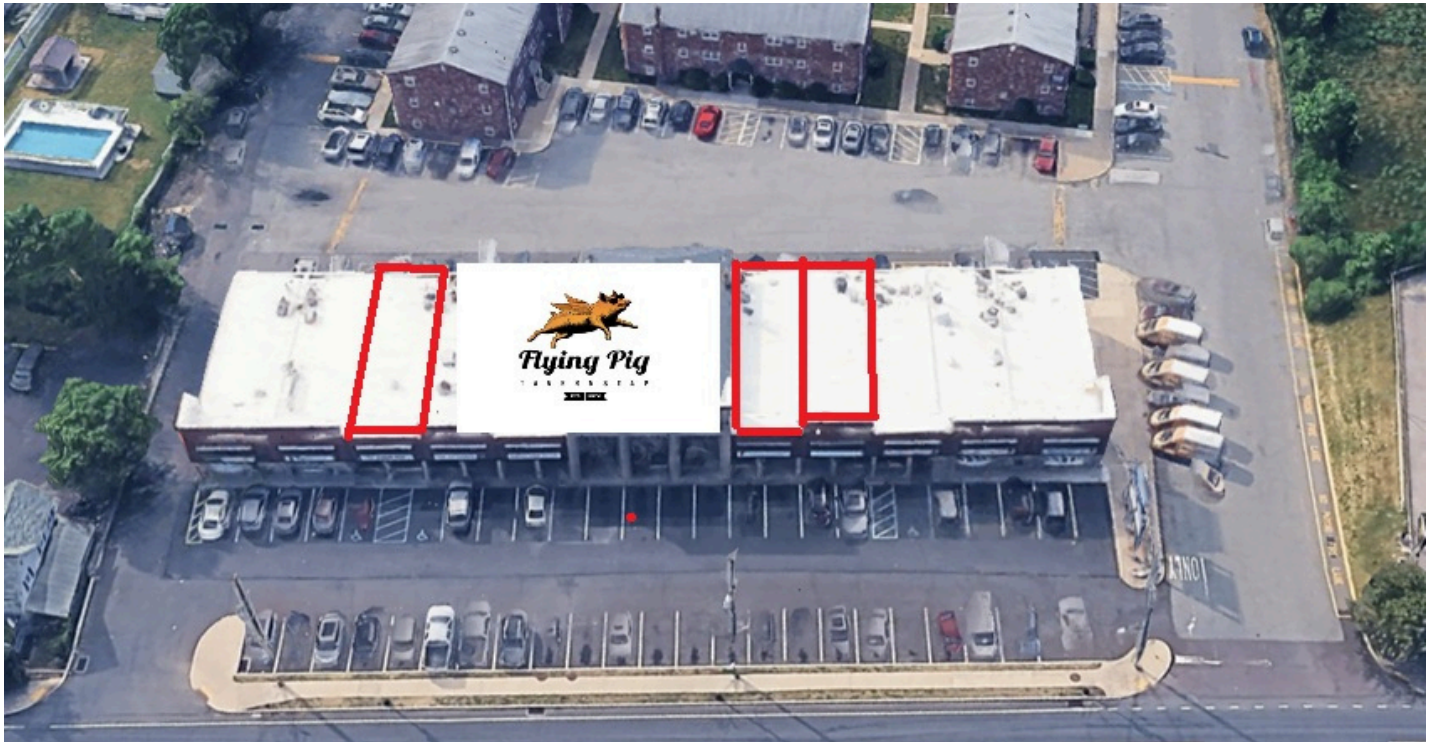
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	26,600	160,700	463,300
HH Income:	\$85,000	\$78,500	\$79,100
Daytime Employees:	22,200	131,000	376,300

For more information contact:

Janell Houghton (215) 364-1000

janell@mbarryschultzandco.com

Disclaimer: The information in this correspondence is deemed correct and accurate from the owner and other sources from which it was obtained. All information is subject to changes, errors, omissions and removal from the market without notice.



LEASING PLAN

Retail - Bristol Pike Frontage

981	979	977	975	973	971	969	967	965	963	961	959
1300SF	1300SF	1200SF	6340SF				1200SF	1200SF	2260SF		1560SF
Nails	Taqwa's Halal Grill	VACANT	Flying Pig Tavern & Tap OPENING IN 2026				VACANT	VACANT	Camila's	Pizza	Juniata Ins

FRONT LEVEL (Facing Bristol Pike)

Office/Flex available (rear)

LOWER LEVEL

981A	979A	977A	975A	973A	971A	969A	967A	965A	963A	961A	959A
1300SF	1300SF	1200SF	1200SF	800SF	1200SF	1200SF	1200SF	1200SF	2260SF		1560SF
B.R. Studio	Hair Salon	Prickly Pear						VACANT	VACANT		CMC