

VILLAGE CENTER  
**BENSALEM, PA**  
2363 PASQUALONE BOULEVARD  
±1,600 SF  
PHILADELPHIA MSA

JOIN

**ACME**

WELLS  
FARGO

**STRONG NEIGHBORHOOD RETAIL!**



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**get in touch.**

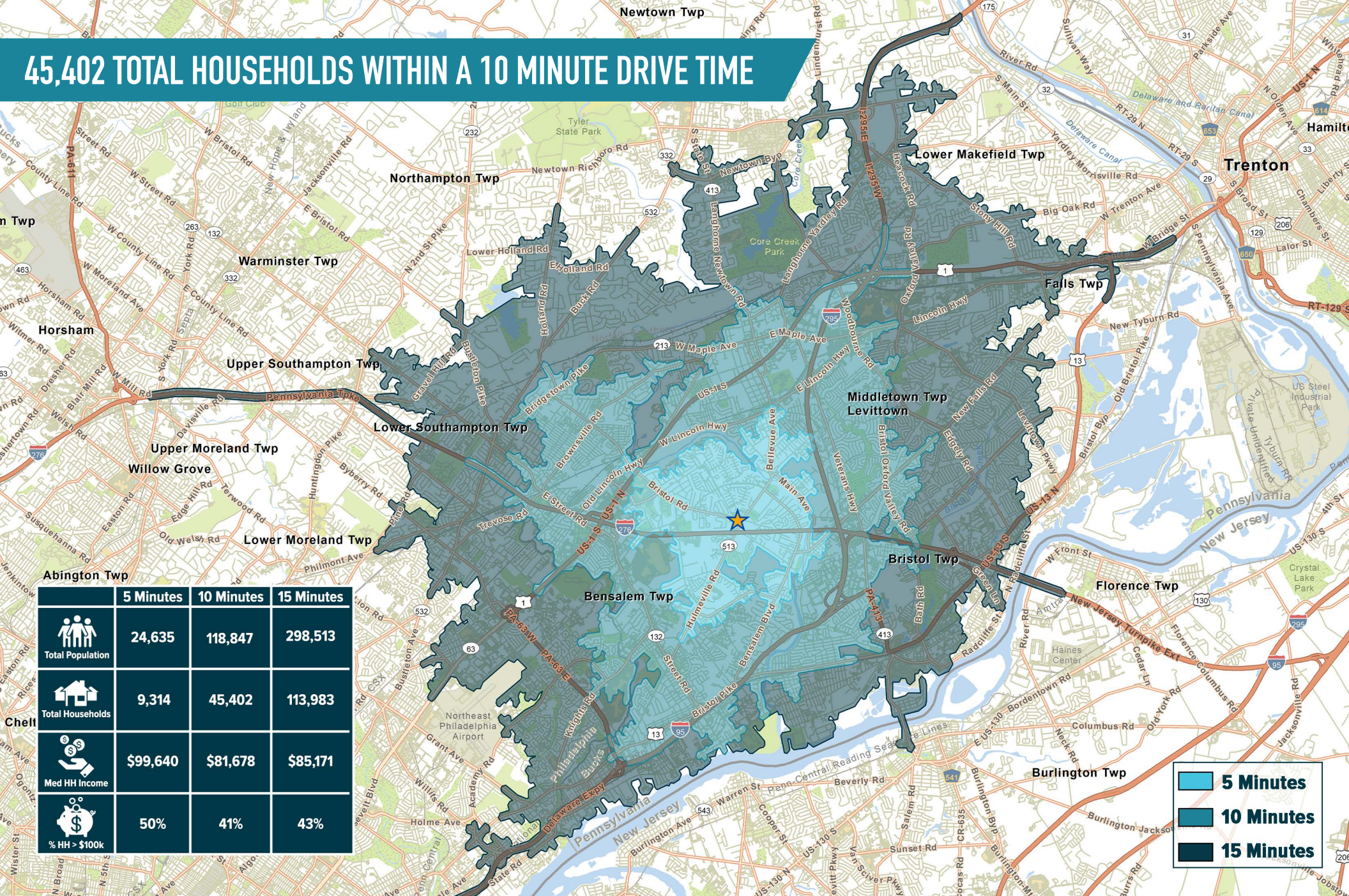
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# 45,402 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



	5 Minutes	10 Minutes	15 Minutes
Total Population	24,635	118,847	298,513
Total Households	9,314	45,402	113,983
Med HH Income	\$99,640	\$81,678	\$85,171
% HH > \$100k	50%	41%	43%



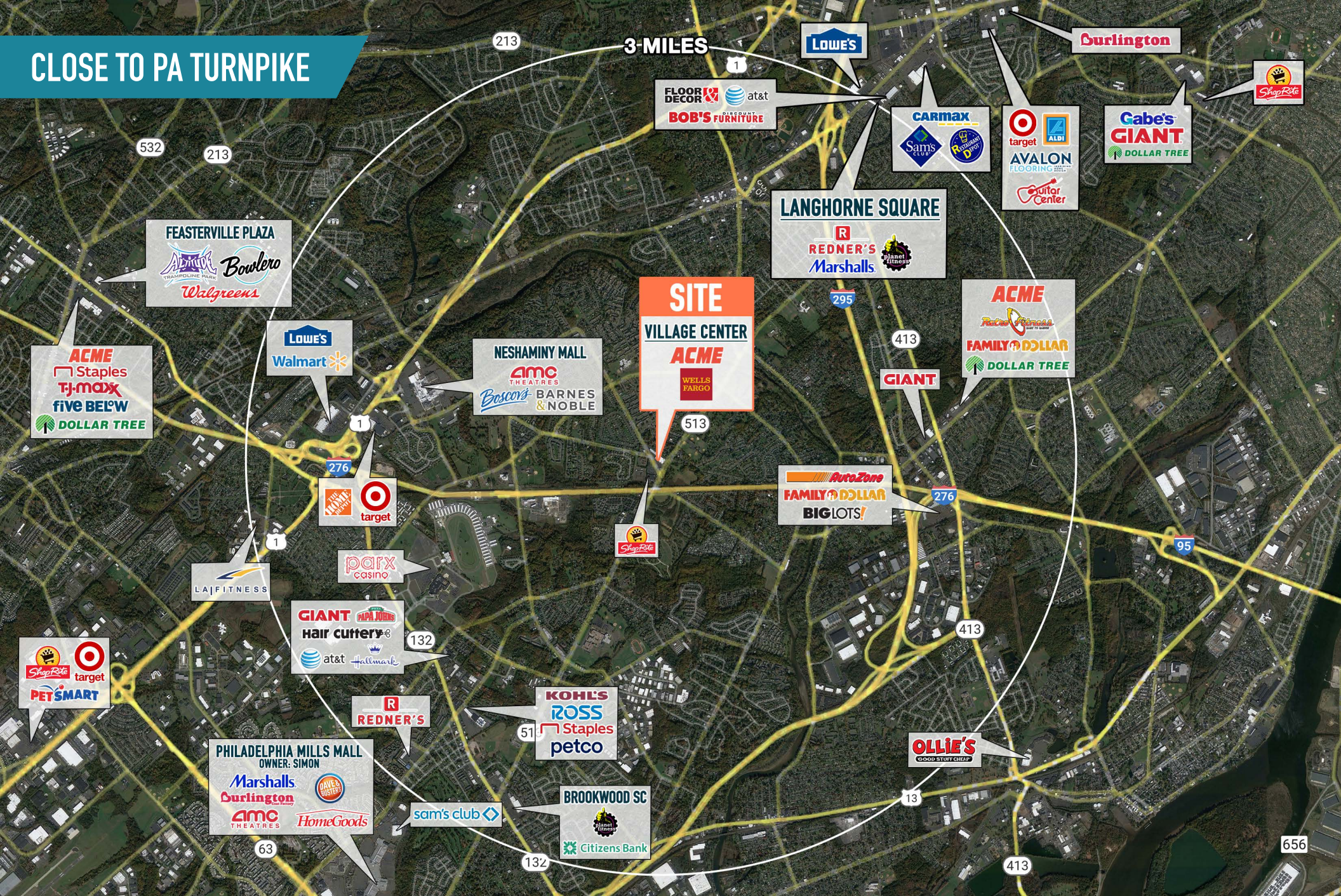
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CLOSE TO PA TURNPIKE



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LAST SPACE REMAINING!



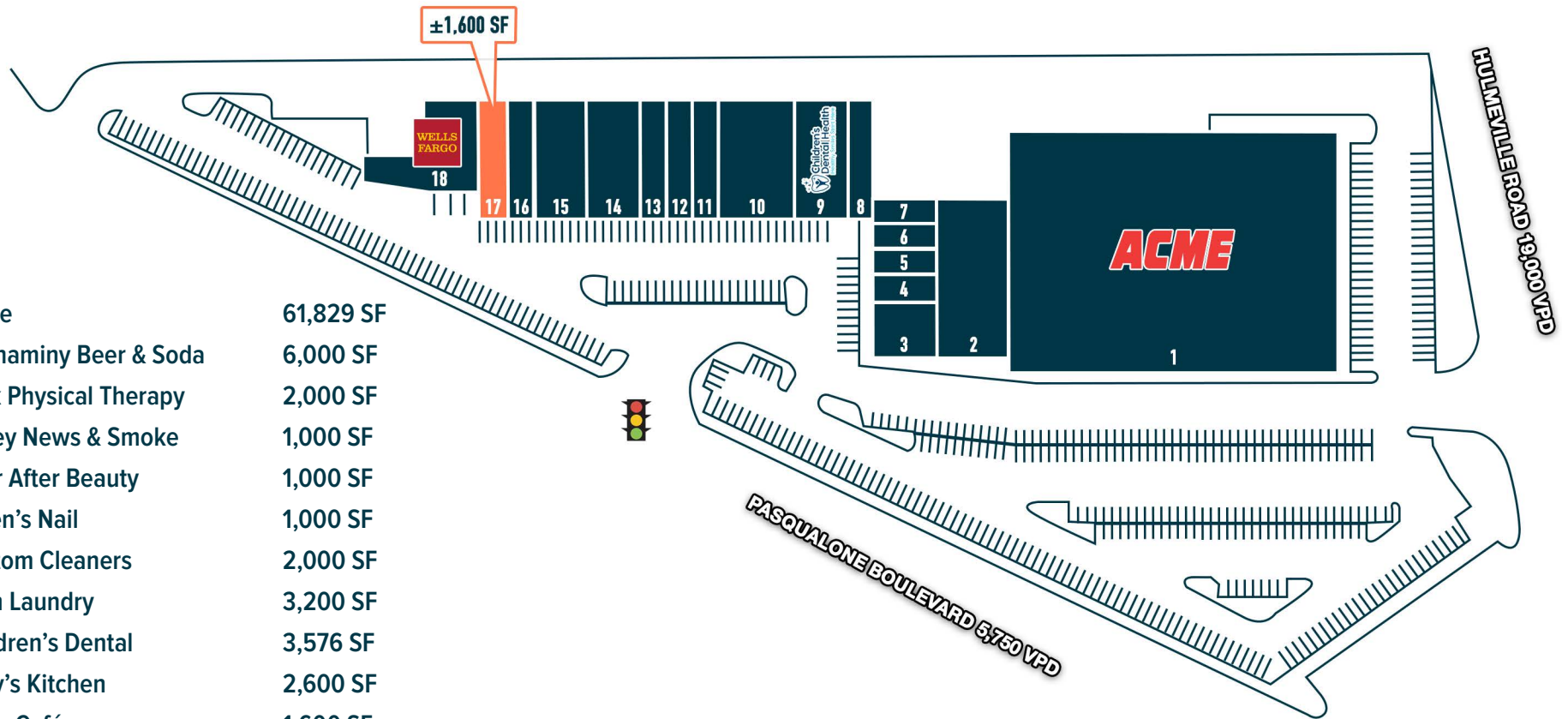
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**AVAILABLE IMMEDIATELY!**



1	Acme	61,829 SF
2	Neshaminy Beer & Soda	6,000 SF
3	Jack Physical Therapy	2,000 SF
4	Valley News & Smoke	1,000 SF
5	Hair After Beauty	1,000 SF
6	Helen's Nail	1,000 SF
7	Custom Cleaners	2,000 SF
8	Jlam Laundry	3,200 SF
9	Children's Dental	3,576 SF
10	Kelly's Kitchen	2,600 SF
11	Taste Café	1,600 SF
12	Diana's Pizza	1,600 SF
13	Flower Shop	1,200 SF
14	Joe's Tattoo	3,200 SF
15	Bensalem Medical Center	3,200 SF
16	Bubbakoos	1,600 SF
17	<b>AVAILABLE</b>	<b>1,600 SF</b>
18	Wells Fargo	3,000 SF

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# PROPERTY PHOTOS



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