



**AVAILABLE
FOR SALE**

\$1,500,000.00

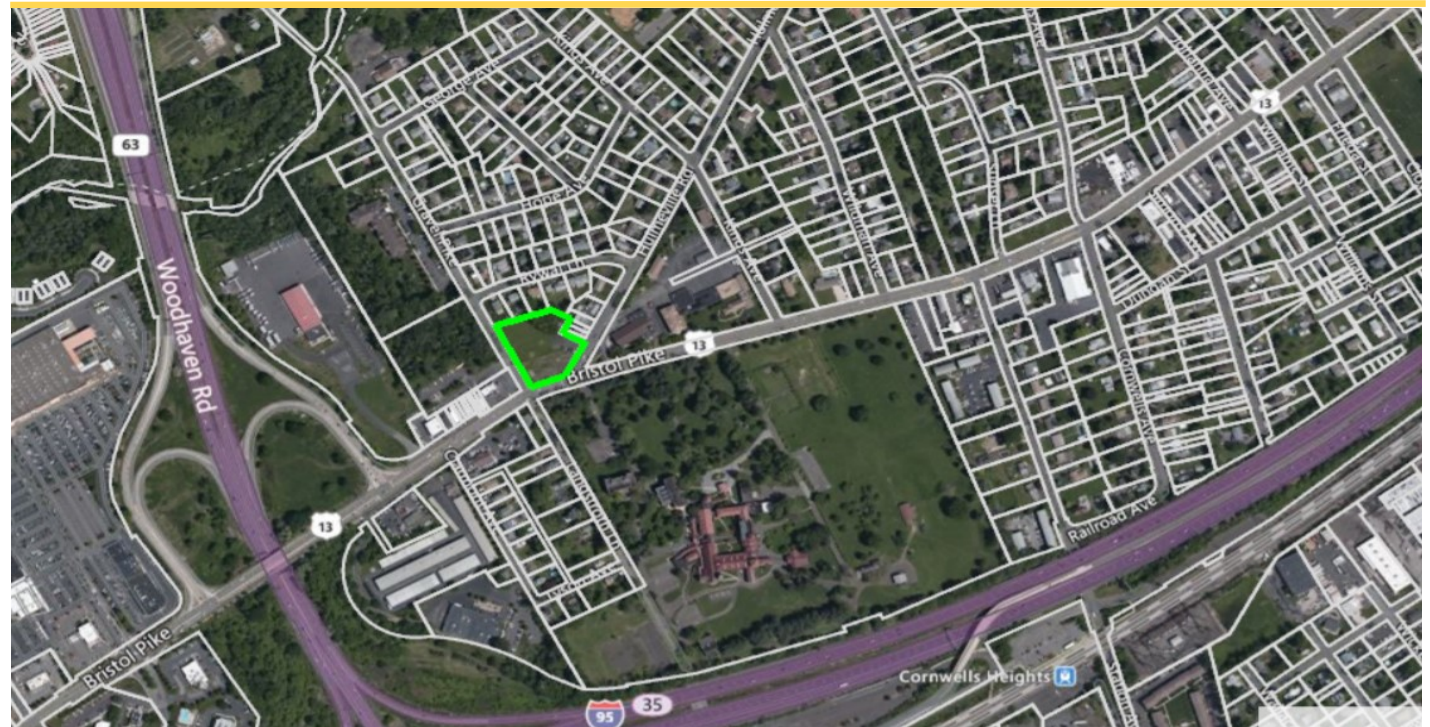
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DEVELOPMENT OPPORTUNITY!



LOCATION: 1608 BRISTOL PIKE, BENSALEM, PA 19020

PROPERTY HIGHLIGHTS:

- ◆ +/- 1.48 ACRES
- ◆ GREAT EXPOSURE: SUBJECT TO OVER 27,500 VPD
- ◆ SITUATED AT THE 3-WAY INTERSECTION OF BRISTOL PIKE, HULMEVILLE ROAD, AND GRAVEL PIKE.
- ◆ 5 MILE POPULATION: +/- 325,000
- ◆ ZONING: GENERAL COMMERCIAL (G-C)
- ◆ NEIGHBORING TENANTS INCLUDE ACME, THE HOME DEPOT, MCDONALD'S, BOB EVANS, AND MORE!

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

Bird's Eye Map View

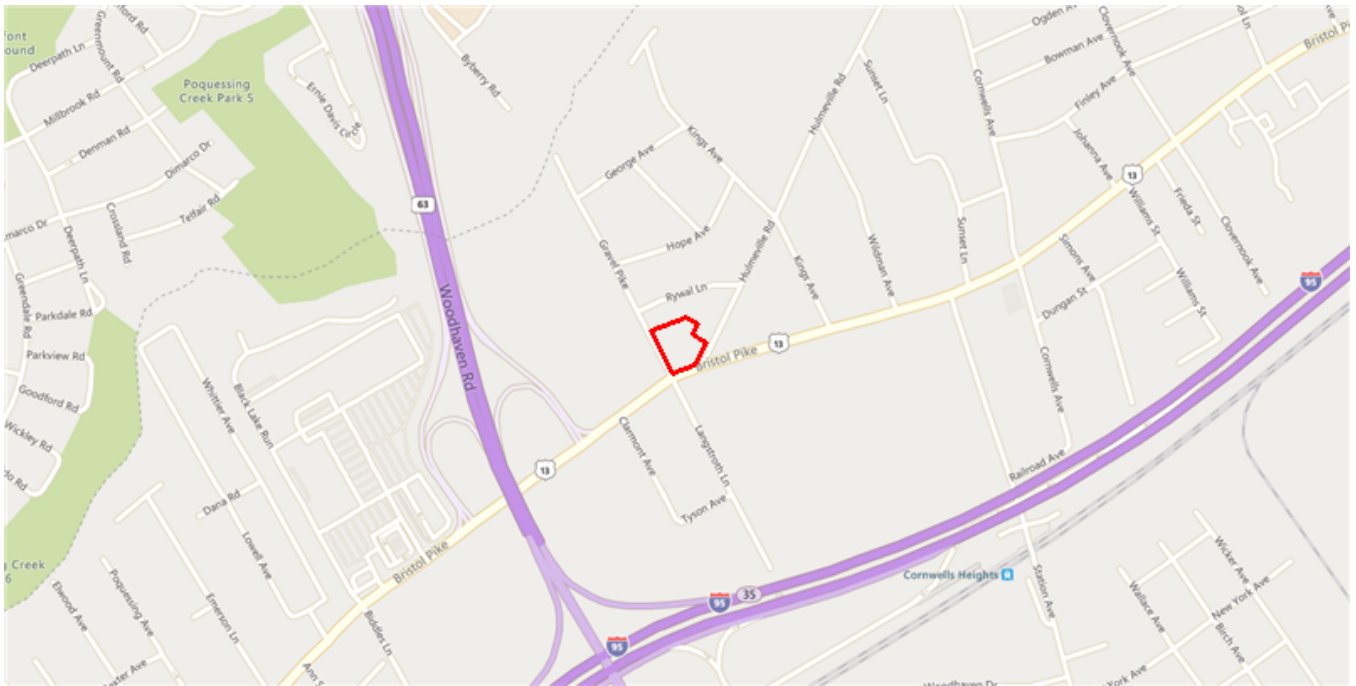
1608 BRISTOL PIKE BENSLEM PA 19020



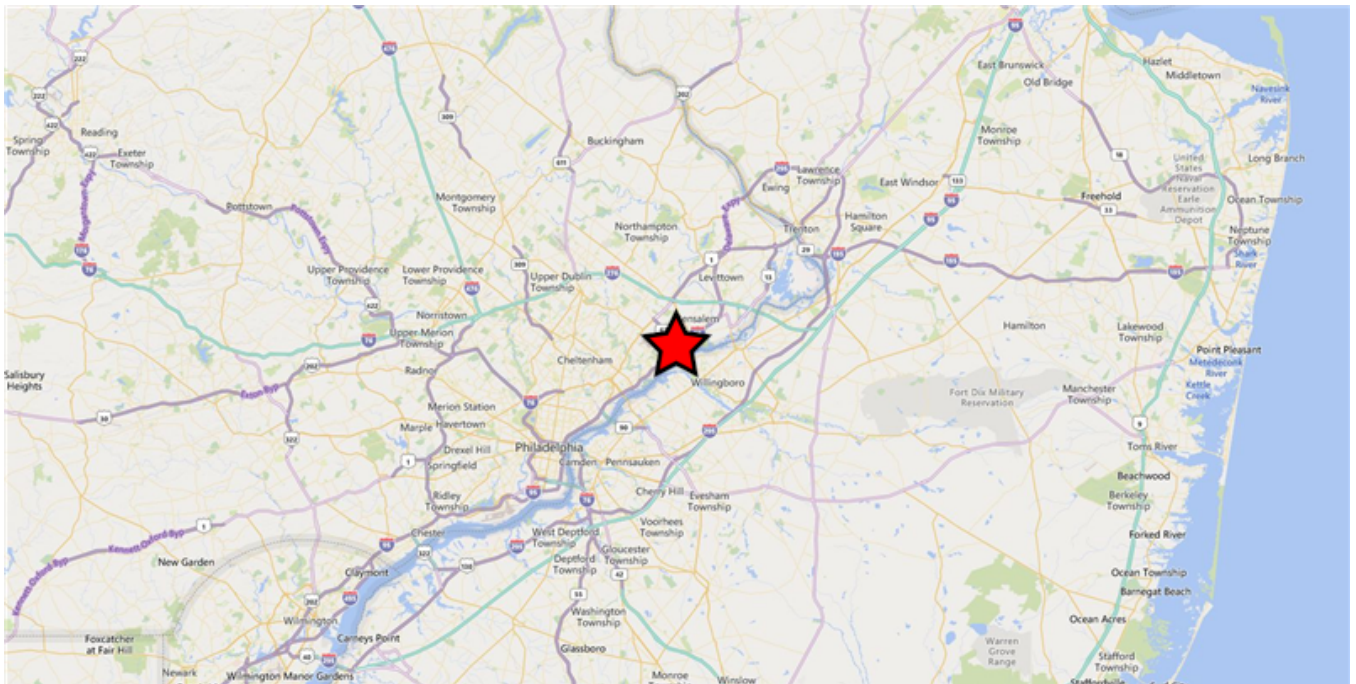
Neighborhood & Regional Map

1608 BRISTOL PIKE BENSALEM PA 19020

Neighborhood

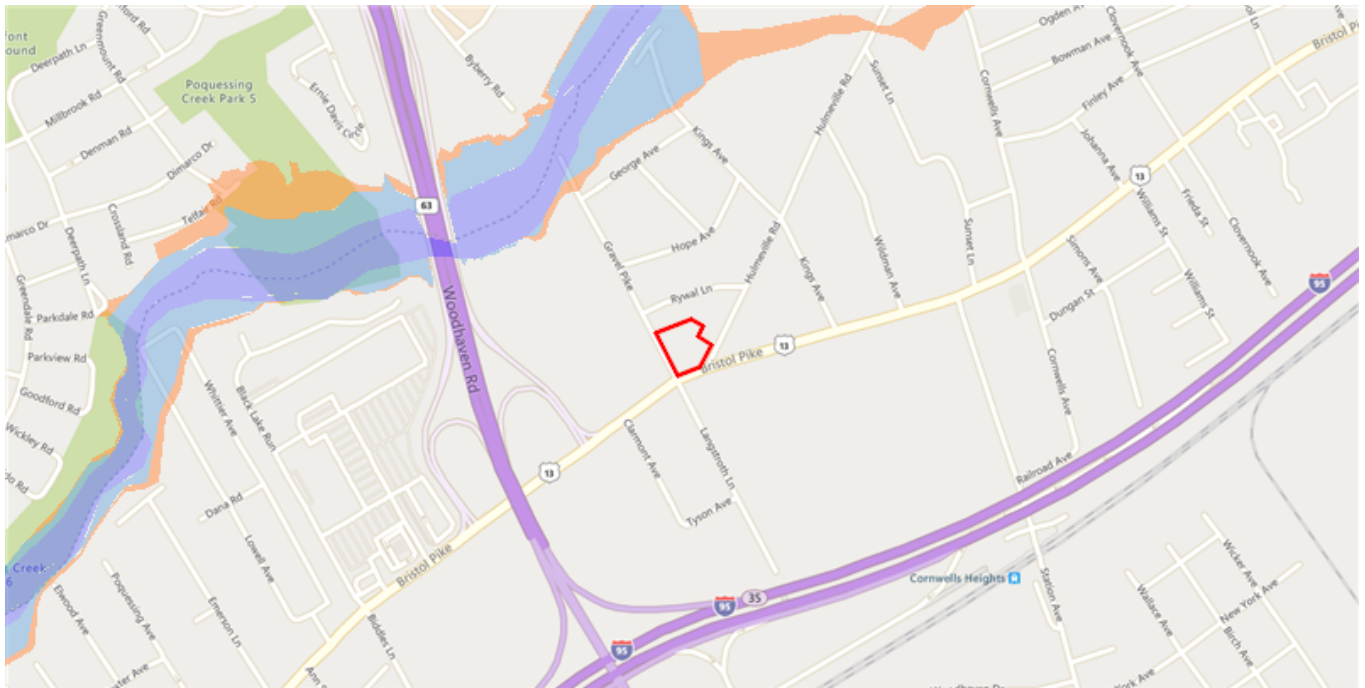


Regional



Flood Map Report

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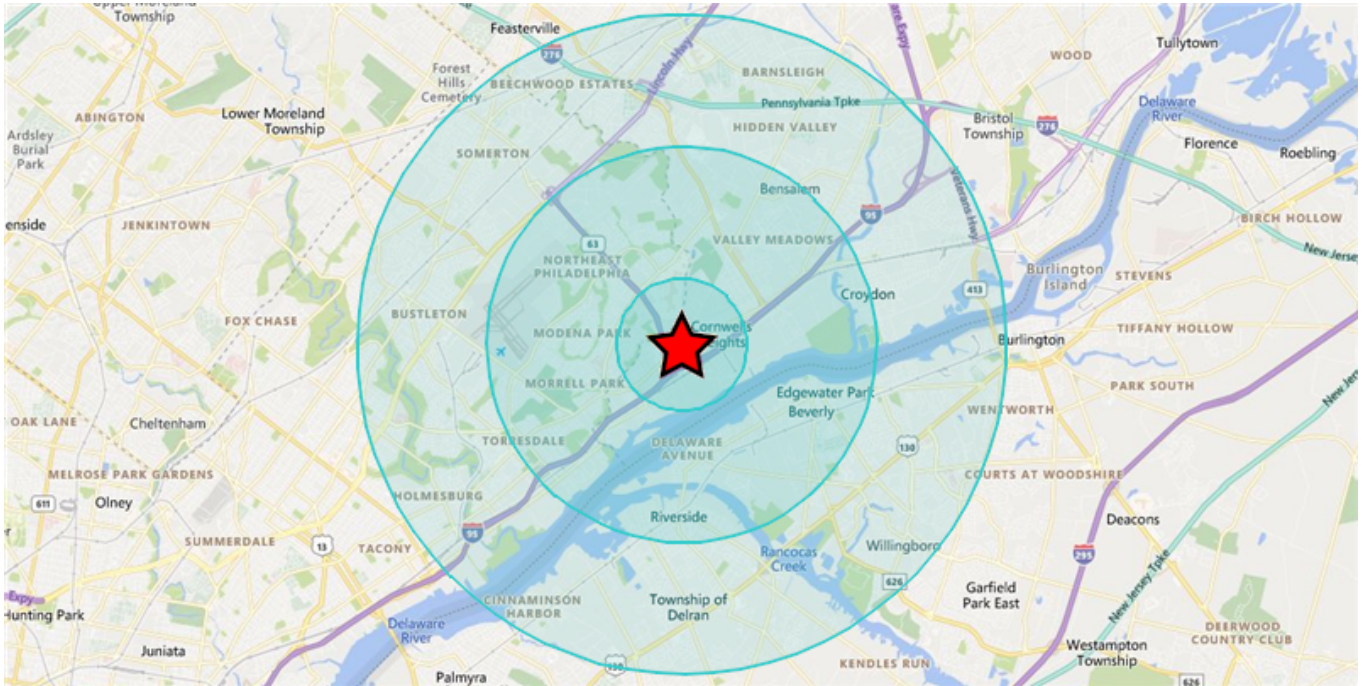
Legend

Flood Zone

-  Floodway
-  1% Annual Chance Flood Hazard (100-Year)
-  0.2% Annual Chance Flood Hazard (500-Year)

Demographics

1608 BRISTOL PIKE BENSALEM PA 19020



Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	4.01	26.69	73.05
Density(Population Per Square Mile)	2,920	4,092	4,386

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	5,692	53,540	158,236
Female	6,028	55,689	162,199
Density	2,920	4,092	4,386
Urban	11,720	109,229	320,435
Rural	--	--	--

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	11,765	108,255	306,807
Population (2000)	11,785	105,569	305,646
Population (2010)	11,570	106,971	313,623
Population (Current)	11,720	109,229	320,435
Population (5 Yr. Forecast)	11,983	111,854	327,951
Percent Growth (Current Yr./Previous Yr.)	1.09%	1.25%	1.91%
Percent Forecast (5 Yr. Forecast/Current Yr.)	2.11%	2.32%	2.35%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	43	41	42
Aged 0 to 5	730	7,259	20,799
Aged 6 to 11	740	6,869	19,972
Aged 12 to 17	801	6,949	20,322
Aged 18 to 24	925	8,845	27,318
Aged 25 to 34	1,562	16,717	48,181
Aged 35 to 44	1,335	13,201	38,740
Aged 45 to 54	1,658	13,830	40,920
Aged 55 to 64	1,717	14,830	43,512
Aged 65 to 74	1,307	12,237	33,844
Aged 75 to 84	661	6,181	18,357
Aged 85+	284	2,311	8,470
Total Population	11,720	109,229	320,435

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	10,104	84,332	226,305
Black Alone	549	9,512	45,547
Asian Alone	552	6,968	24,695
Native American and Alaska Native Alone	32	475	1,108
Other Race Alone	215	4,176	11,687
Two or More Races	268	3,766	11,093

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	704	9,500	27,045
White Non-Hispanic	9,704	80,056	214,158

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$81,866	\$79,903	\$76,343
Total Household Income	\$437,620,526	\$4,054,960,564	\$11,259,927,213
Average Household Income	\$97,314	\$92,855	\$90,277
Per Capita Income	\$37,340	\$37,123	\$35,140
Avg Family Income	\$112,599	\$111,182	\$107,793
Family Income, Per Capita	\$34,661	\$36,830	\$34,580

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$340,225	\$311,853	\$308,899
Under \$15,000	155	1,205	4,127
\$15,000 - \$24,999	118	1,067	3,436
\$25,000 - \$34,999	109	1,245	3,970
\$35,000 - \$49,999	196	2,188	6,386
\$50,000 - \$74,999	541	4,574	12,770
\$75,000 - \$99,999	501	4,363	12,575
\$100K - \$125K	352	4,385	11,844
\$125K - \$150K	288	3,288	8,706
\$150K - \$200K	402	3,093	8,891
Over \$200K	402	2,887	8,158

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	4,497	43,670	124,727
Families	3,064	28,295	80,863
Average Size of Household	2.58	2.52	2.51
Median Age of Householder	55	53	54
Median Value Owner Occupied	\$242,605	\$225,141	\$219,465
Median Rent	\$593	\$853	\$865
Median Vehicles Per Household	2	2	2
Housing Units	4,723	46,522	131,952
Owner Occupied Units	3,391	28,556	79,152
Renter Occupied Units	1,106	15,114	45,575
Vacant Units	226	2,852	7,225

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	333	2,980	10,963
\$15,000 - \$24,999	324	2,750	8,597
\$25,000 - \$34,999	364	3,198	9,270
\$35,000 - \$49,999	421	4,675	13,535
\$50,000 - \$74,999	770	7,431	20,895
\$75,000 - \$99,999	593	6,717	18,208
\$100K - \$125K	536	5,738	15,158
\$125K - \$150K	316	3,808	9,986
\$150K - \$200K	416	3,332	9,466
Over \$200K	424	3,041	8,649
Total Households	4,497	43,670	124,727

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	--	167	2,057
\$250-\$499	19	404	2,207
\$500-\$749	463	2,607	10,964
\$750-\$999	359	6,648	17,961
\$1,000-\$1,249	75	3,386	7,006
\$1,250-\$1,499	--	825	2,203
\$1,500-\$1,999	30	215	1,009
Over \$2,000	--	132	529
Total Renter Occupied Units	1,106	15,114	45,575

Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1966	1966	1967
Built 2010 or Later	470	4,904	14,184
Built 2000 to 2009	122	1,378	5,144
Built 1980 to 1989	344	2,980	9,865
Built 1970 to 1979	885	10,843	27,083
Built 1960 to 1969	1,066	12,352	30,383
Built 1950 to 1959	1,093	7,117	24,252
Built 1940 to 1949	229	1,836	6,856
Built 1939 or Earlier	165	1,412	5,389
Total Households (2000)	4,343	41,188	117,545
Total Households (2010)	4,386	42,264	120,499
Total Households (Current)	4,497	43,670	124,727
Total Households (5 Yr. Forecast)	4,640	45,110	128,875
Percent Growth (Current Yr./Previous Yr.)	2.33%	3.16%	3.37%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.08%	3.21%	3.25%

Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	2.8	2.69	2.68
1 Person	1,224	12,511	36,218
2 Person	1,332	14,031	39,450
3 Person	813	7,250	20,593
4 Person	628	5,640	16,174
5 Person	285	2,596	7,352
6 Person	147	1,087	3,190
7 or More Person	68	555	1,750
Total Households	4,497	43,670	124,727

Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	6,014	48,819	114,210
Total Establishments	321	2,445	6,783

Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	76	898	3,103
Travel Time under 15min	1,446	11,505	29,992
Travel Time 15-29min	--	--	--
Travel Time 30-59min	1,809	17,745	49,943
Travel Time 60-89min	358	3,957	11,637
Travel Time over 90min	40	1,295	4,050
Population	11,720	109,229	320,435

Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	747	8,247	27,300
High School	3,638	32,428	89,994
Some College	1,770	15,991	45,546
Associate's Degree	894	5,875	16,608
Bachelor's Degree	1,024	11,073	35,614
Master's Degree	306	4,282	12,818
Professional Degree	97	850	2,492
Doctorate Degree	48	561	1,652
Total Population	11,720	109,229	320,435

Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	\$32,939,000	\$410,165,000	\$1,105,003,000
Furniture and Home Furnishings	\$7,243,000	\$51,219,000	\$89,813,000
Electrical and Appliances	\$4,866,000	\$35,851,000	\$92,443,000
Building Materials and Garden	\$16,298,000	\$127,092,000	\$328,530,000
Food and Beverage	\$34,572,000	\$388,691,000	\$864,577,000
Health and Personal Care	\$18,916,000	\$184,347,000	\$494,788,000
Gasoline Stations	\$10,054,000	\$134,394,000	\$377,611,000
Clothing and Accessories	\$33,017,000	\$259,748,000	\$349,265,000
Sporting Goods	\$4,845,000	\$39,875,000	\$57,807,000
General Merchandise	\$51,033,000	\$364,469,000	\$683,756,000
Miscellaneous	\$6,779,000	\$62,029,000	\$128,561,000
Nonstore Purchases	\$39,782,000	\$233,664,000	\$964,350,000
Food Services	\$37,605,000	\$275,162,000	\$637,167,000
Total Retail Sales	\$297,949,000	\$2,566,706,000	\$6,173,671,000

Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$316,118,000	\$2,955,171,000	\$8,249,160,000