

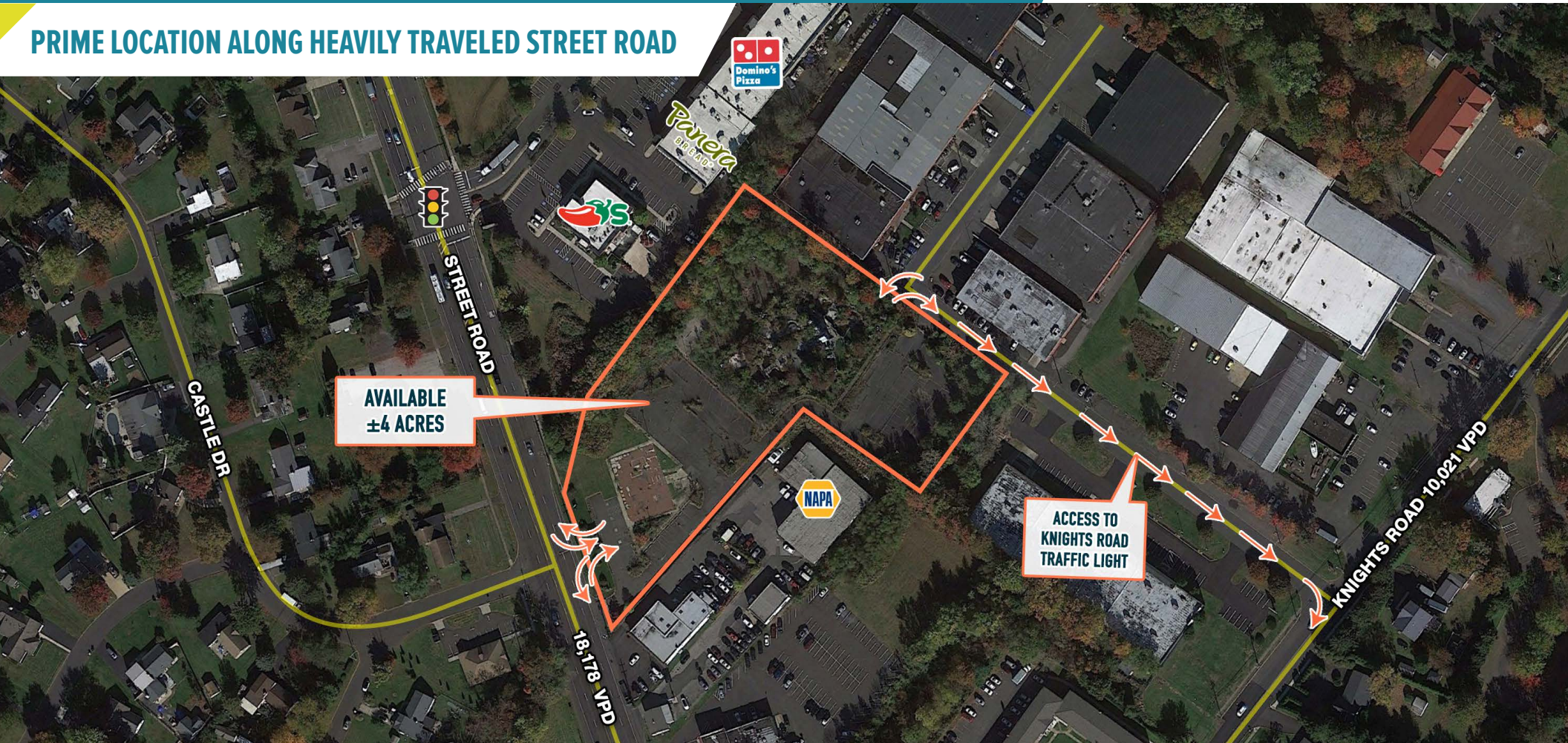
FORMER NIFTY FIFTY'S BENSALEM, PA

2555 STREET ROAD

±4 ACRES AVAILABLE FOR SALE OR LEASE

DEVELOPMENT SITE

PRIME LOCATION ALONG HEAVILY TRAVELED STREET ROAD



AVAILABLE
±4 ACRES

ACCESS TO
KNIGHTS ROAD
TRAFFIC LIGHT



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get in touch.

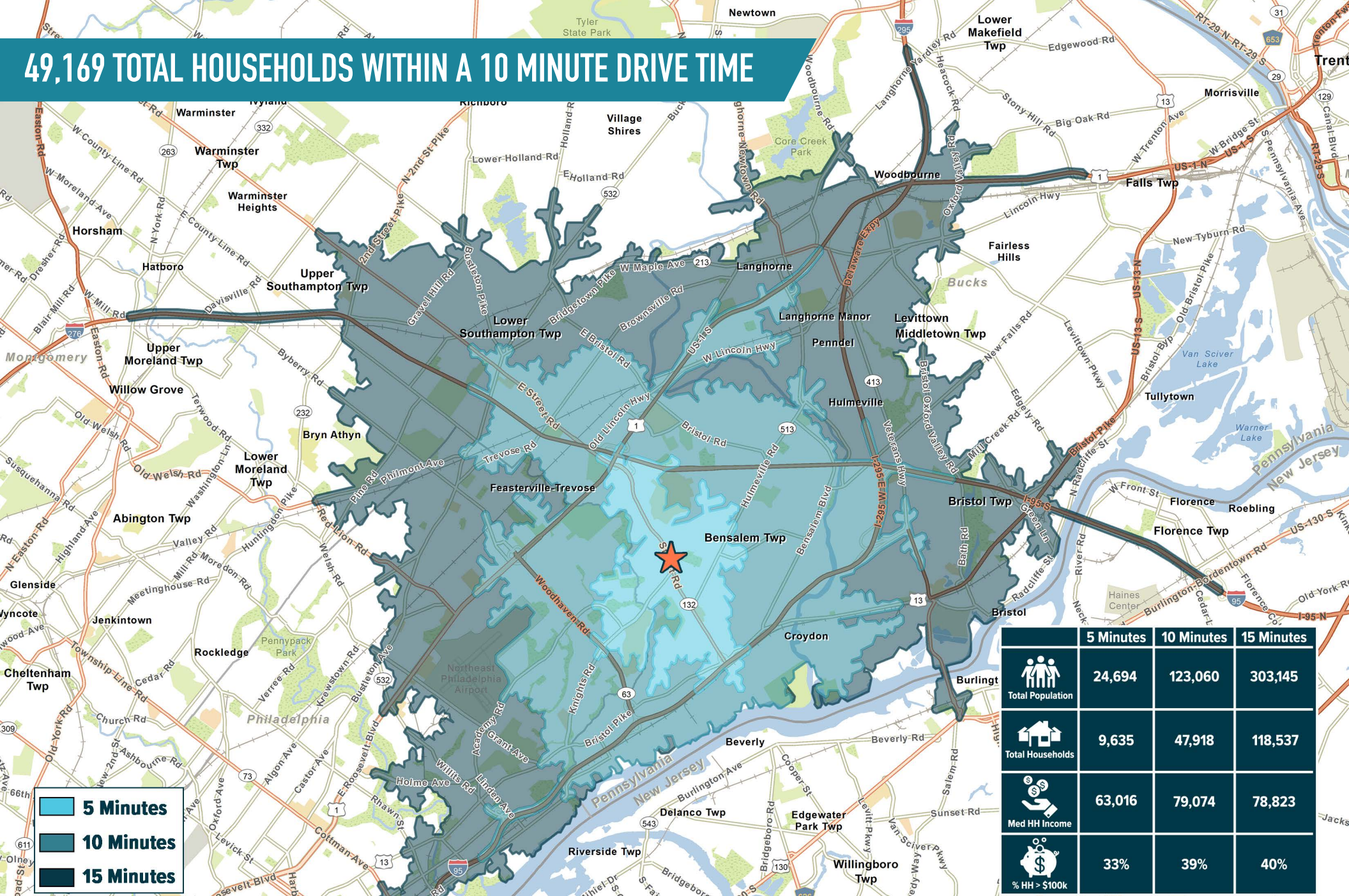
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49,169 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



 5 Minutes
 10 Minutes
 15 Minutes

	5 Minutes	10 Minutes	15 Minutes
Total Population	24,694	123,060	303,145
Total Households	9,635	47,918	118,537
Med HH Income	63,016	79,074	78,823
% HH > \$100k	33%	39%	40%

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BENSALEM, PA
2555 STREET ROAD



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ACCESSIBLE FROM KNIGHTS ROAD AND BOTH I-95 AND THE PA TURNPIKE



STREET ROAD PLAZA
Panera
DOLLAR TREE

SHERWIN WILLIAMS
MARBURN CARPETS

at&t
Hallmark
Hair cuttery
GIANT

PhiladelphiaPark
CASINO AND RACETRACK
PARX

SITE

AutoZone

petco Staples
ROSS KOHL'S
HER BLOCK
Friendly's

PATEL BROTHERS
DOLLAR GENERAL
Bank of America
RBC

BENSALEM SQUARE
Redner's
WAREHOUSE MARKETS

PIZZA HUT
jiffy lube
Visionworks

MIDAS

BROOKWOOD SC
amazon fresh
planet fitness
Ashley
HOMESTORE

Harbor Freight
TOOLS
DOLLAR TREE
2nd Ave

West Marine

Sam's Club

PEPBOYS
AUTO

LIBERTY PLAZA
DICK'S
SPORTS & SHIRT
Raymour & Flanigan
FURNITURE

FRANKLIN MILLS MALL
Marshalls
HomeGoods
Burlington
OFF 5TH
D&B
OLD NAVY

golden corral
ALDI
Texas
STEAKHOUSE

THE HOME DEPOT
amc
ACME

Walmart
SUPERCENTER

2 MILES

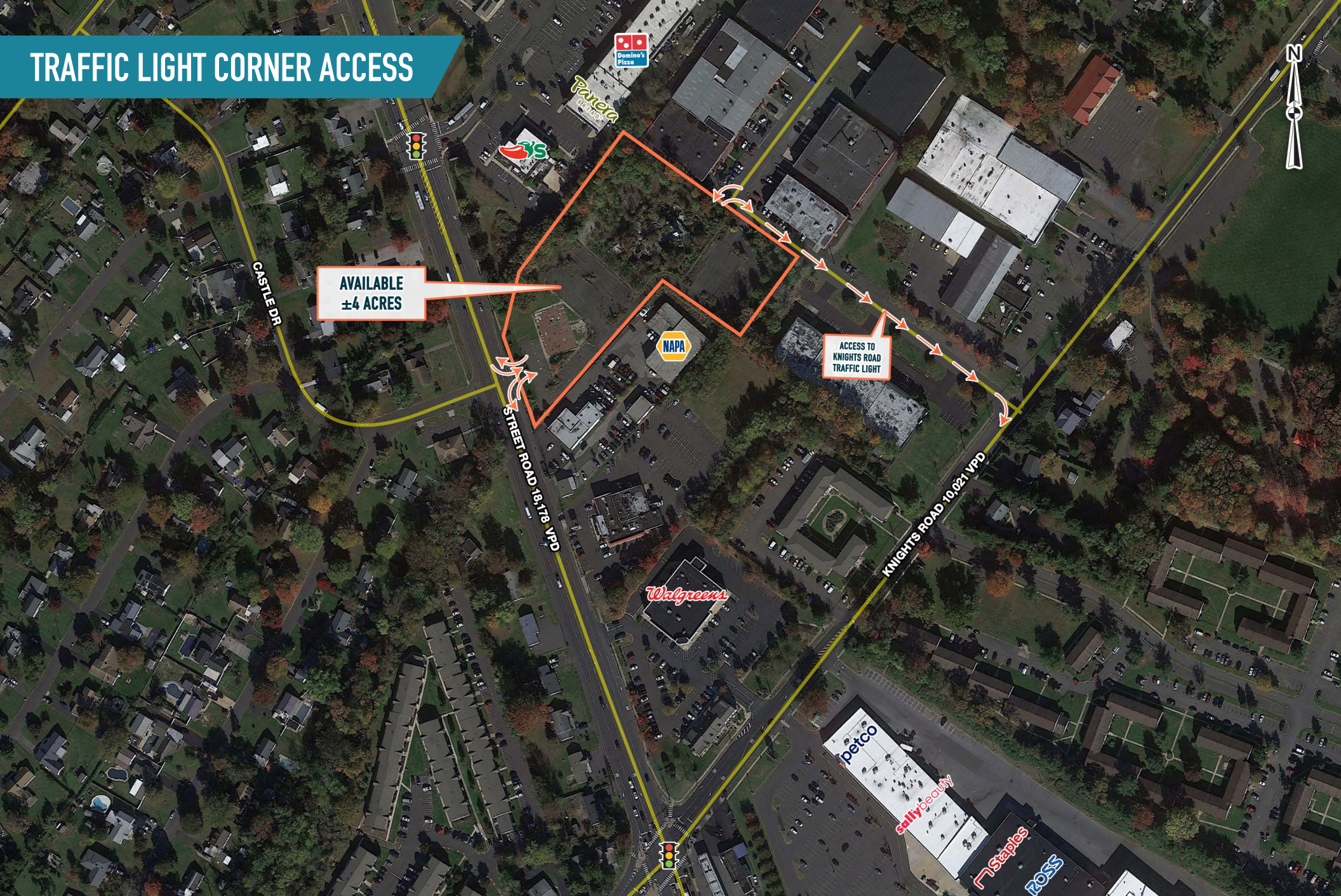
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TRAFFIC LIGHT CORNER ACCESS



AVAILABLE
±4 ACRES

ACCESS TO
KNIGHTS ROAD
TRAFFIC LIGHT

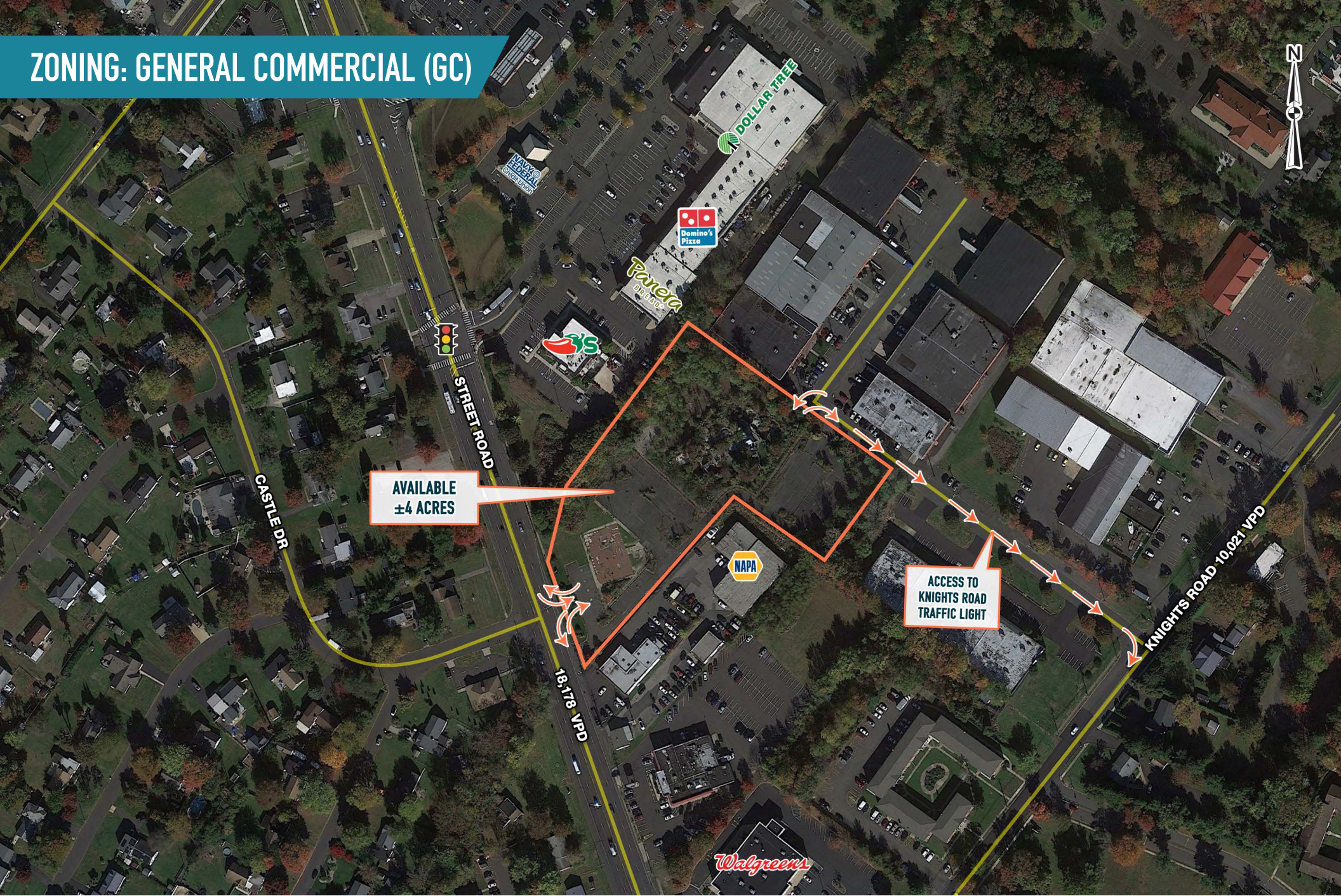
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ZONING: GENERAL COMMERCIAL (GC)



AVAILABLE
±4 ACRES

ACCESS TO
KNIGHTS ROAD
TRAFFIC LIGHT

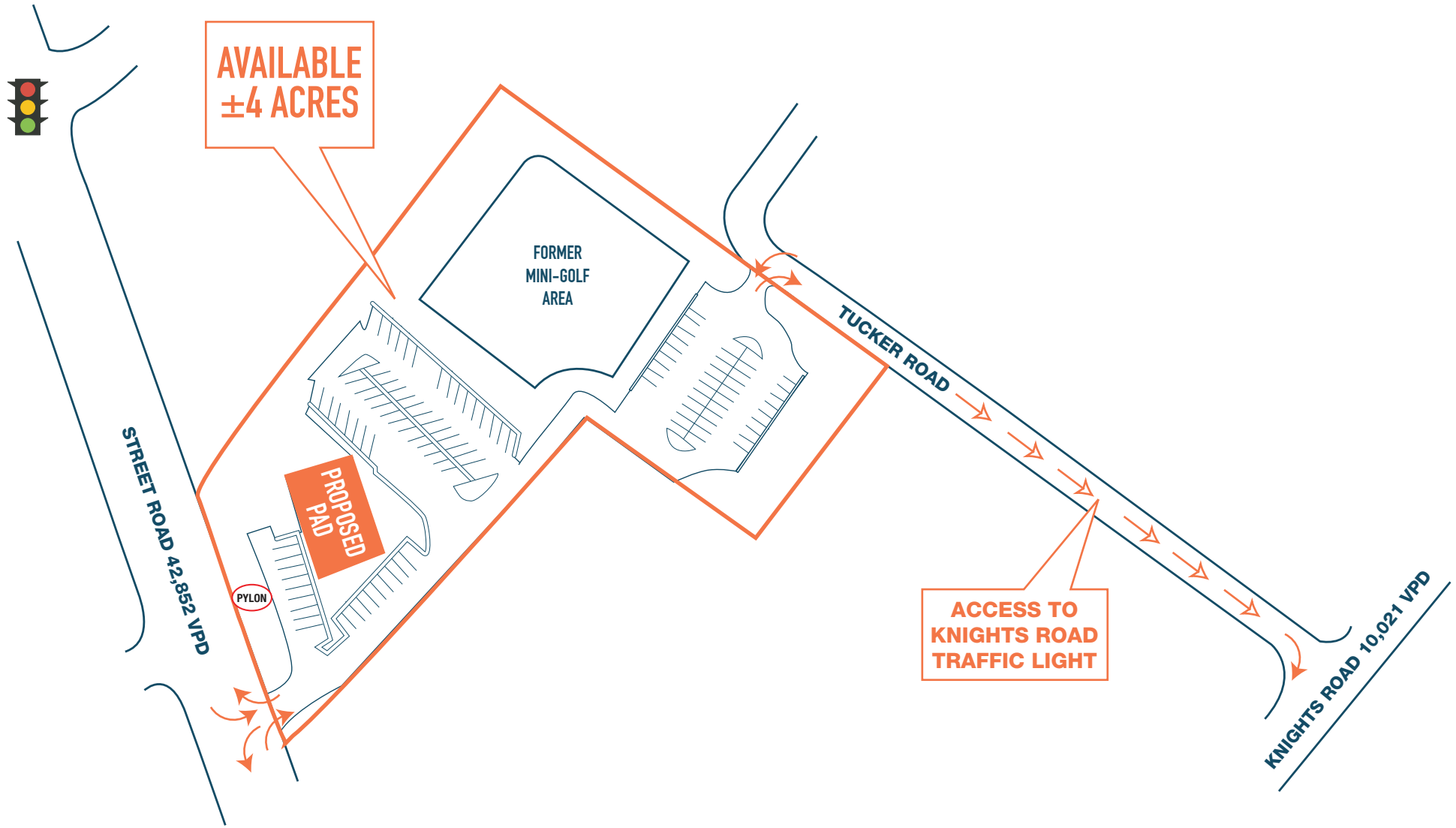
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SITE PLAN



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