

VILLAGE CENTER  
**BENSALEM, PA**

2363 PASQUALONE BOULEVARD

±1,600 - 3,200 SF AVAILABLE FOR LEASE

PHILADELPHIA MSA

JOIN

**ACME**

WELLS  
FARGO

**STRONG NEIGHBORHOOD RETAIL!**



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**get in touch.**

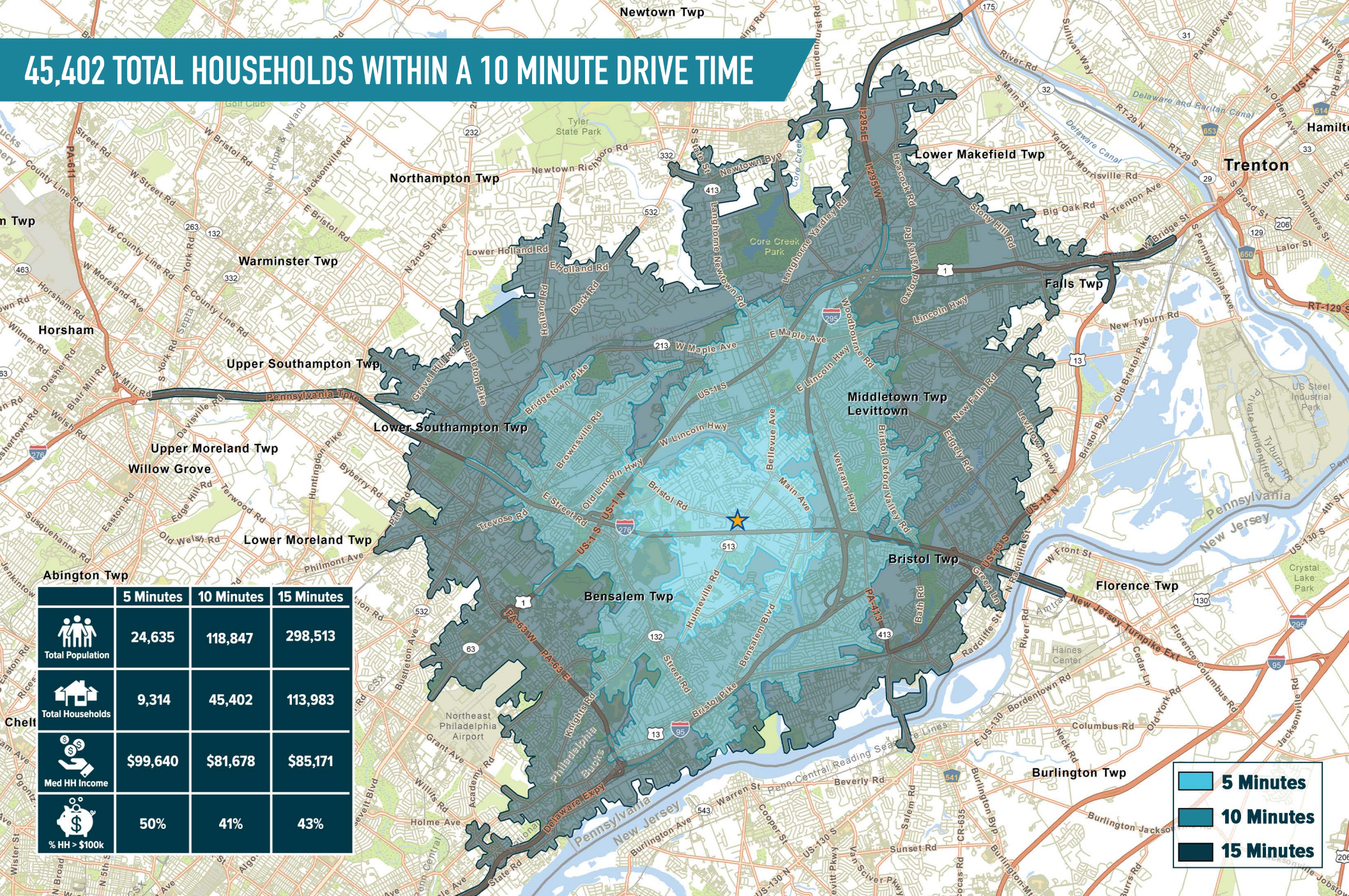
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# 45,402 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



	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%



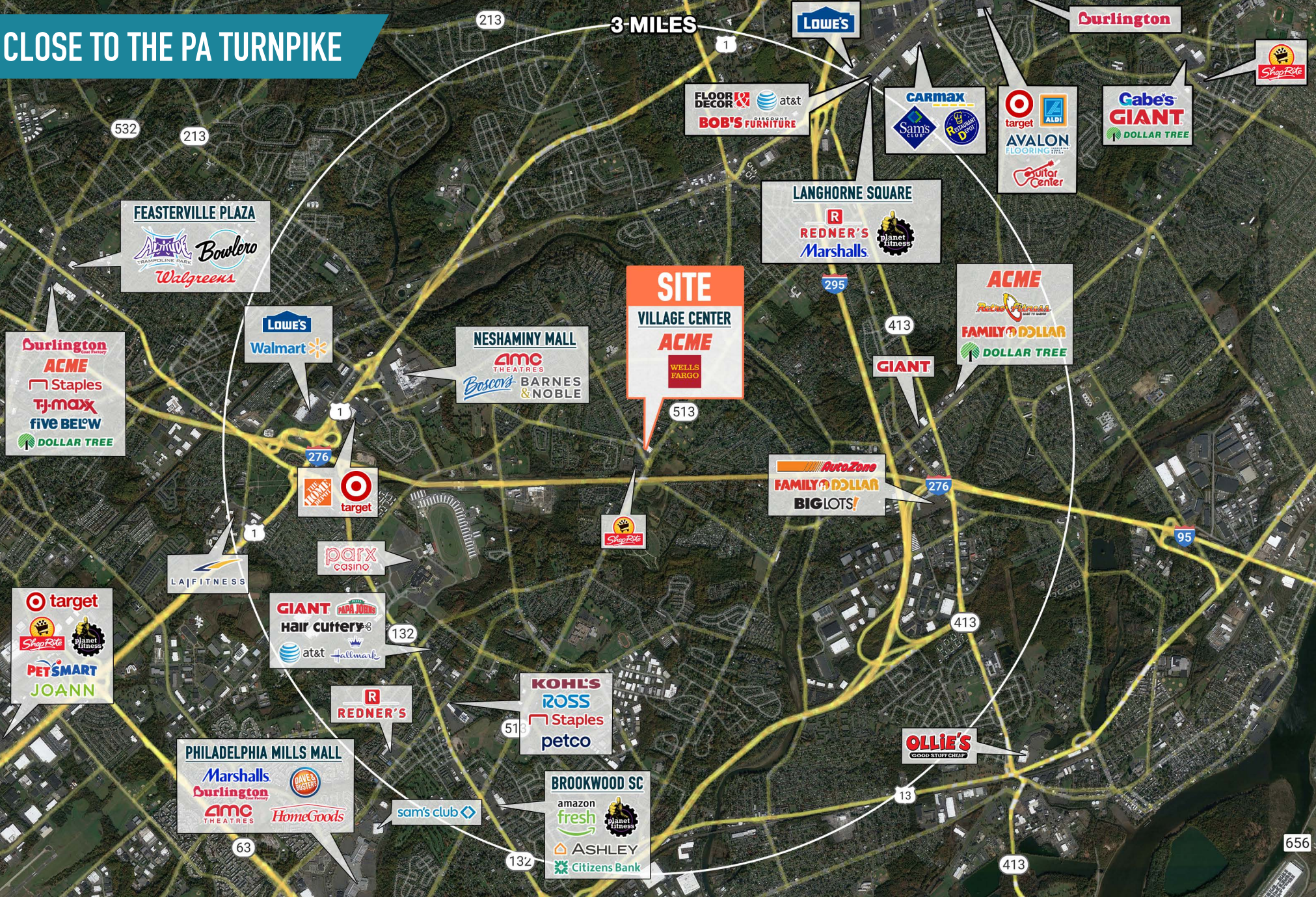
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# CLOSE TO THE PA TURNPIKE



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LAST SPACES REMAINING!



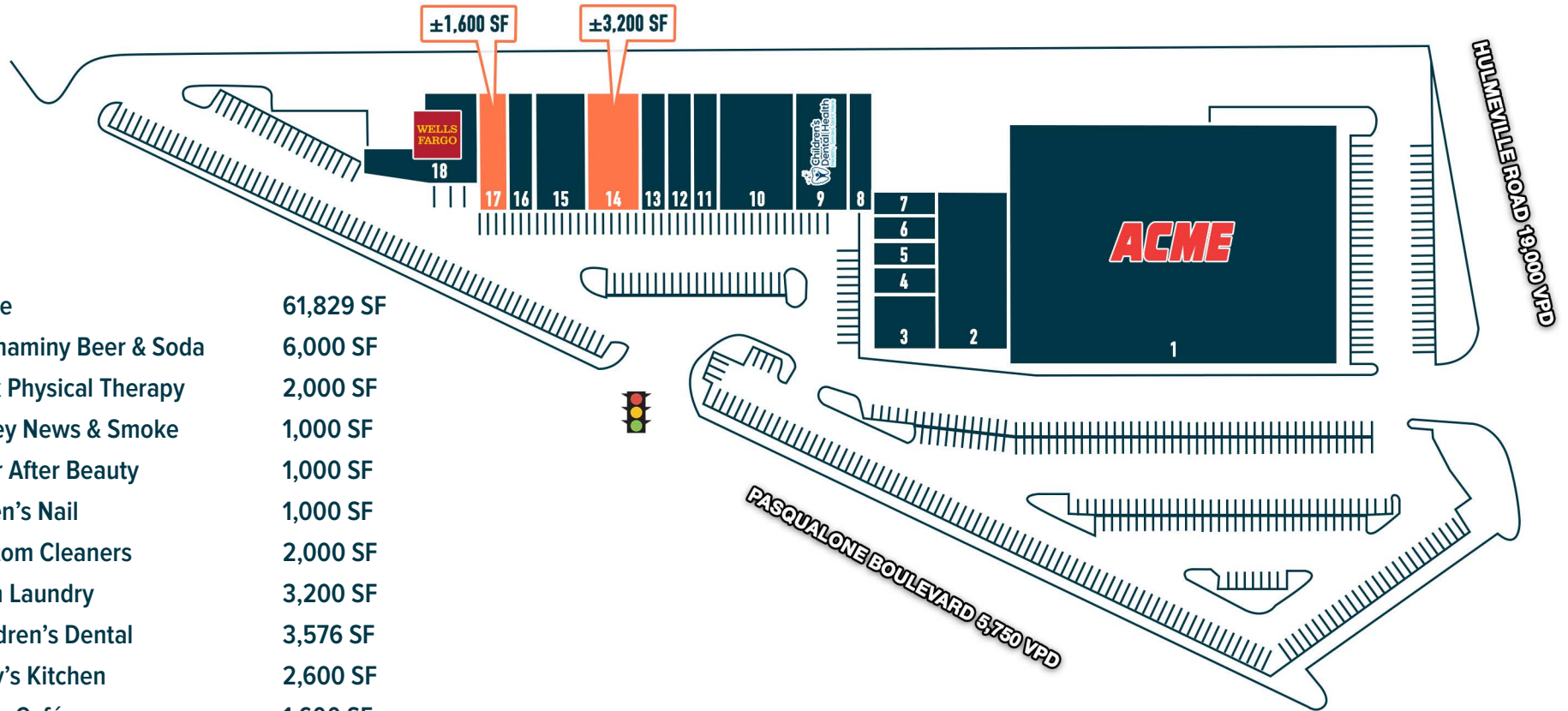
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**AVAILABLE IMMEDIATELY!**



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	<b>AVAILABLE</b>	<b>3,200 SF</b>
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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