

MARTEN COMMONS

2353 STREET ROAD, BENSLEM, PA

±6,184 SF AVAILABLE FOR LEASE



property highlights.

- ±6,000 SF opportunity in the densely populated Bensalem market (±100,000 people in a 3-mile radius)
- Located at well trafficked signalized intersection of Knights Rd and Street Rd with a combined 56,277 VPD
- Anchored by strong national tenants including Kohl's, Ross, Staples and Petco.
- Access to regional road network including PA Turnpike and I-95
- Close proximity to Parx Casino which attracts an average of 20,000 visitors a day and is PA's highest grossing casino

stats.

2019 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,208	103,217	291,637
EST. HOUSEHOLDS	5,695	38,922	113,995
EST. AVG. HH INCOME	\$70,333	\$84,549	\$83,762

STREET ROAD TRAFFIC COUNT: 37,834 VPD *ESRI 2019



get in touch.

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THE SHOPPES AT FLOWER MILL
GIANT
TALBOTS
POS A BANK **RITE AID**

LOWE'S

TARGET
ALDI
Outdoor Center

OXFORD VALLEY MALL
 OWNER: SIMON
 GLA: 1,332,000 SF
macy's
Bertucci's **ITALIAN RESTAURANT** **FRIDAY'S**
UNITED ARTISTS Theatres

LINCOLN PLAZA
Michaels
 Raymour & Flanigan FURNITURE
DSW

NESHAMINY MALL
 OWNER: GENERAL GROWTH
 GLA: 1,025,297 SF
AMC THEATRES **Boscov's**
BARNES & NOBLE **GAP**

Starbucks
RED ROBIN
Old Country Store

LOWE'S
Walmart

LAI FITNESS
THE HOME DEPOT **ALDI** **TARGET**

ShopRite **TARGET**
PETSMART

THE HOME DEPOT

BEST BUY
STAPLES

parx casino

GIANT

SITE
ROSS DRESS FOR LESS
KOHL'S
petco
STAPLES

ACME

BJ's

PHILADELPHIA MILLS
jcp **BED BATH & BEYOND** **DAVE & BUSTIE** **sears**
LAI FITNESS **HomeGoods** **AMC THEATRES**
Marshalls **Burlington Coat Factory**

DOLLAR GENERAL

Sam's CLUB

Planet Fitness **Mobile** **Citizens Bank** **DUNKIN' DONUTS**

RED LION PLAZA
planet fitness **PEPBOYS AUTO**
 Raymour & Flanigan
MATTRESS FIRM

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MARTEN COMMONS
BENSALEM, PA





AVAILABLE
±6,184 SF

petco

Walgreens

sallybeauty

LESLIE'S SWIMMING POOL SUPPLIES

STAPLES

ROSS

KOHLE'S

FRANK'S EXPRESS CAR WASH

Friendly's

WELLS FARGO

CHIPOTLE MEXICAN GRILL

MIDAS

AutoZone

Pizza Hut

7 ELEVEN

SUBWAY

KNIGHTS ROAD 18,443 VPD

STREET ROAD 37,834 VPD

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MARTEN COMMONS BENSALEM, PA



AVAILABLE
±6,184 SF

Walgreens

FRANK'S EXPRESS
CAR WASH

Friendly's

WELLS
FARGO

CHIPOTLE
MEXICAN GRILL

MIDAS

AutoZone

KNIGHTS ROAD 18,443 VPD

STREET ROAD 37,694 VPD

PYLON

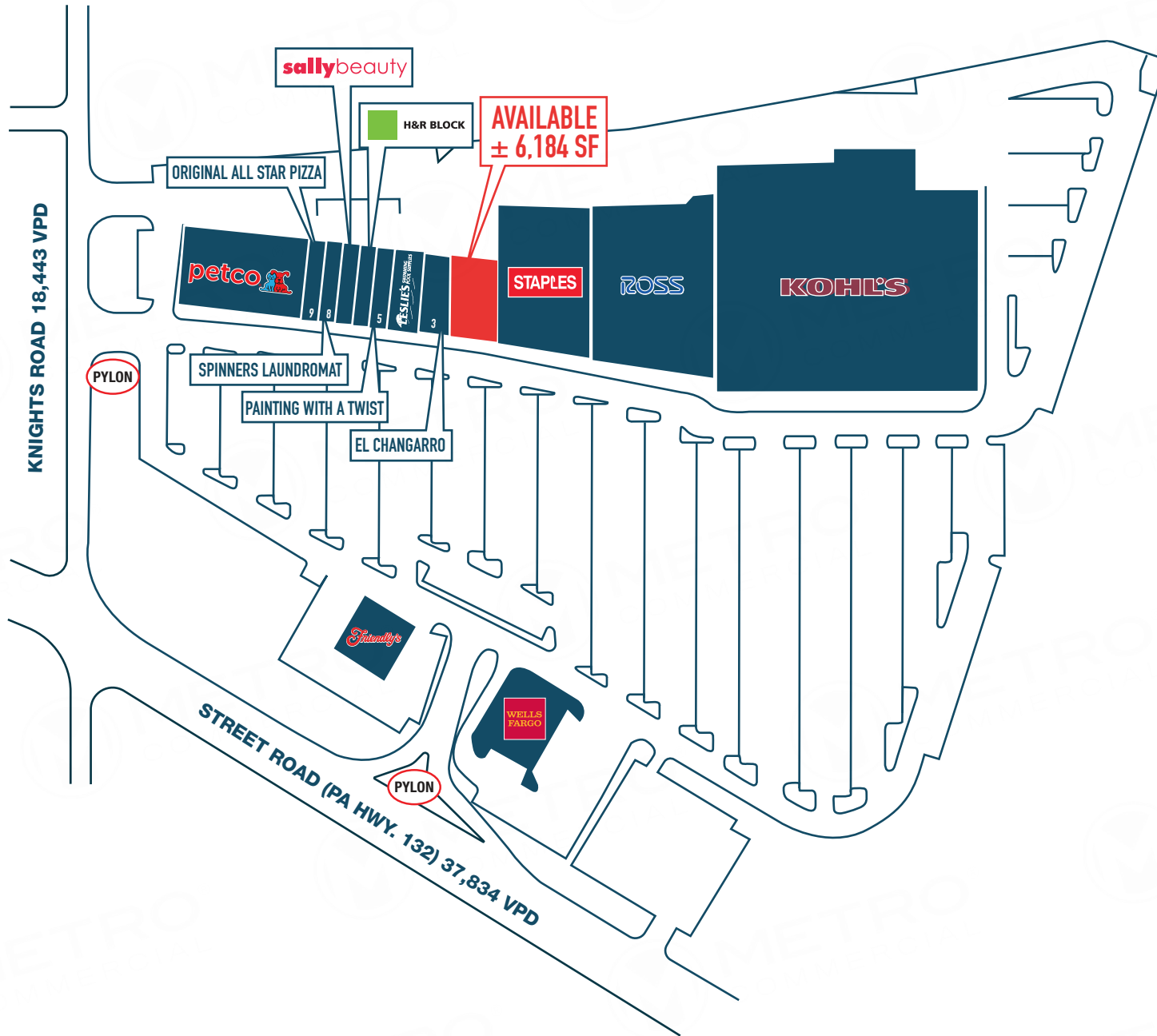
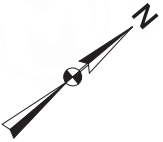
PYLON



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