

# 2200 BRISTOL ROAD

BENSALEM, PA

±50,000 SF AVAILABLE FOR LEASE



## property highlights.

- 50,000 SF opportunity for an anchor tenant in the densely populated Bensalem market
- Strategically positioned at the traffic light intersection of Hulmeville Road and Bristol Road
- Close proximity to the PA Turnpike & Neshaming Mall
- Total GLA: 67,215 SF
- Shoprite relocating

## stats.

2016 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,455	104,970	297,637
EST. HOUSEHOLDS	2,344	40,976	113,289
EST. AVG. HH INCOME	\$80,236	\$76,027	\$75,151

BRISTOL ROAD TRAFFIC COUNT: 12,419 VPD \*ESRI 2016



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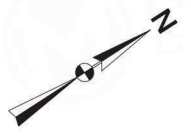
## get in touch.

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**2200 BRISTOL ROAD  
BENSALEM, PA**





**SITE**  
AVAILABLE  
±50,000 SF  
(CAN DEMISE)

**CVS**  
pharmacy

verizon

PYLON

MONUMENT

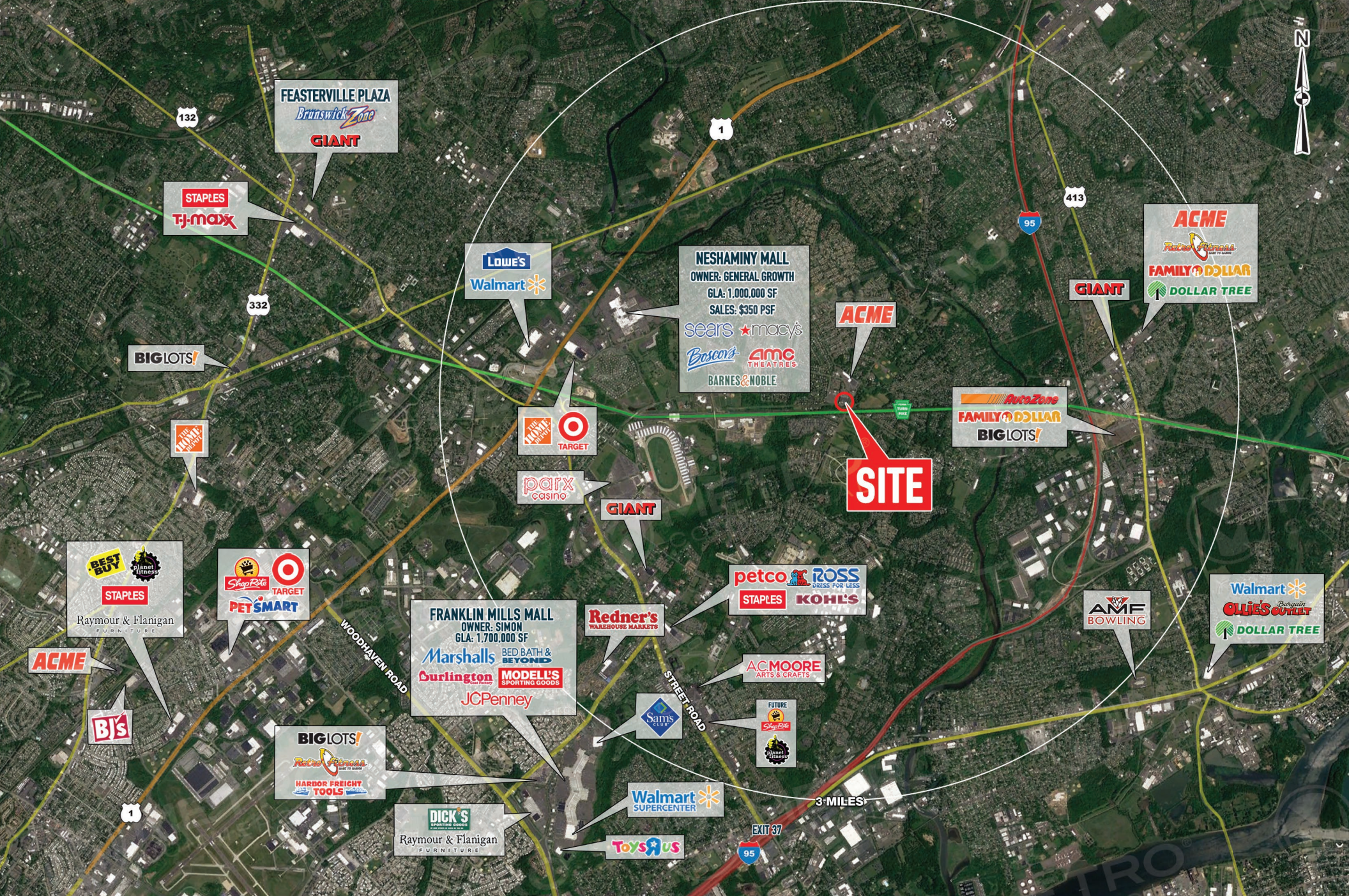
**ACME**

**WELLS FARGO**

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