



## Bensalem Professional Plaza

3237 Bristol Road  
Bensalem, PA 19020

### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	15,000 SF
Available SF:	570 - 4,030 SF
Zoning:	C-Commercial District
1st Floor :	
Suite 100-101	4,030± SF
Suite 103	570± SF
Suite 104	600± SF
2nd Floor:	
Suite 201	975± SF
Suite 202	1,300± SF
Suite 203	600± SF

### Property Overview

Office space in Bensalem near Neshaminy Mall and PA Turnpike. Elevator served building consisting of multiple private offices, open areas, waiting areas, conference room and kitchenette. Attractive office building with plenty of parking. Notable tenant includes Bucks County District Court. Free Rent offering! Located 2 miles from US Route 1/Lincoln Highway and the PA Turnpike; only 2 miles from Neshaminy Mall and 5 miles from Interstate 95. 1 mile away from Parx Casino and Racing. Close proximity to shopping, restaurants, bank and hotels.

### Renovations to suites and lobby completed

- Elevator served building consisting of multiple private offices, open areas, waiting areas, conference room and kitchenette
- Attractive office building with plenty of parking
- Notable tenant includes Bucks County District Court
- Located 2 miles from US Route 1/Lincoln Highway and the PA Turnpike
- 2 miles from Neshaminy Mall
- 5 miles from Interstate 95
- Close proximity to shopping, restaurants, bank and hotels



**Zena Charokopos**

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**POPULATION**

**1 MILE 3 MILES 5 MILES**

Total Population	9,936	87,873	240,063
Average age	40.6	39.5	39.3
Average age (Male)	39.7	38.4	38.1
Average age (Female)	41.1	40.6	40.6

**HOUSEHOLDS & INCOME**

**1 MILE 3 MILES 5 MILES**

Total households	3,823	32,659	88,032
# of persons per HH	2.6	2.7	2.7
Average HH income	\$82,187	\$77,682	\$76,261
Average house value	\$342,169	\$296,667	\$292,561

\* Demographic data derived from 2010 US Census

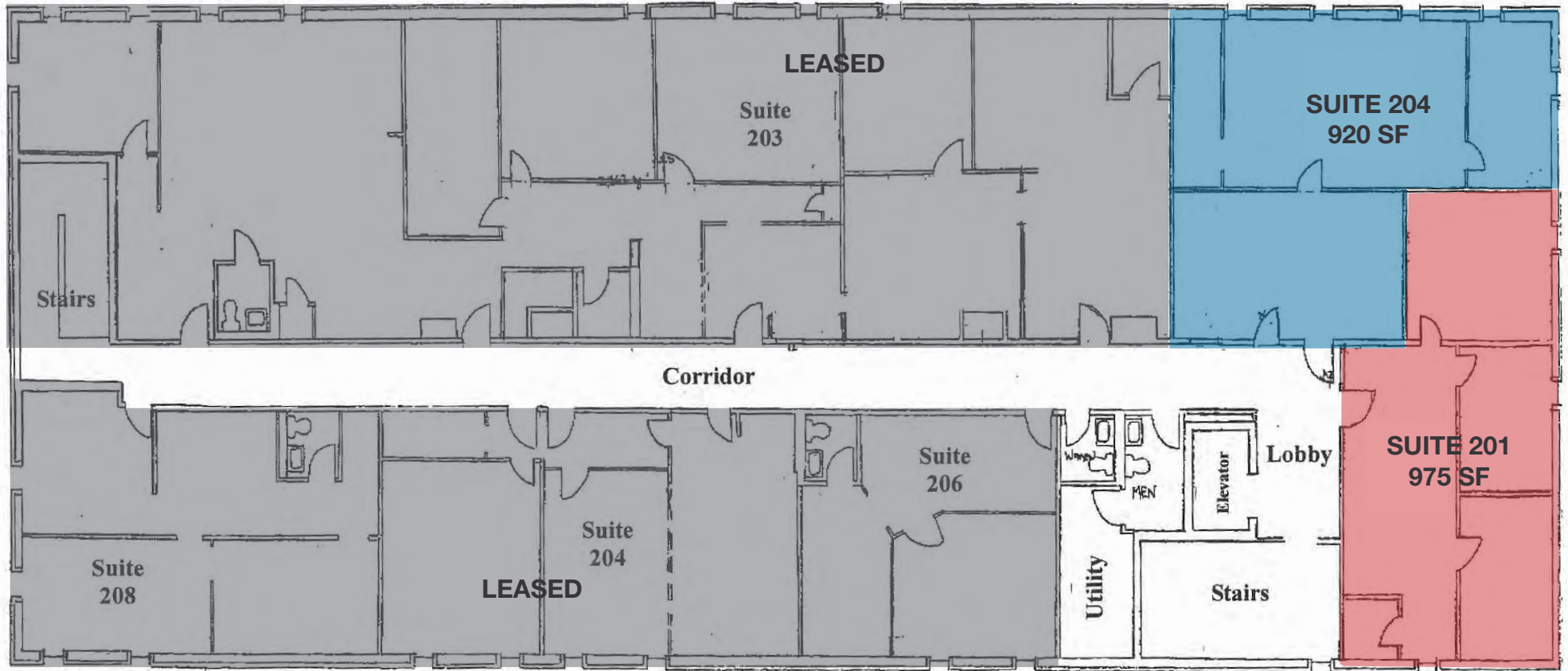


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## Second Floor



For more information:

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