

# ±3,465 SF BUILDING ON ±0.98 ACRES

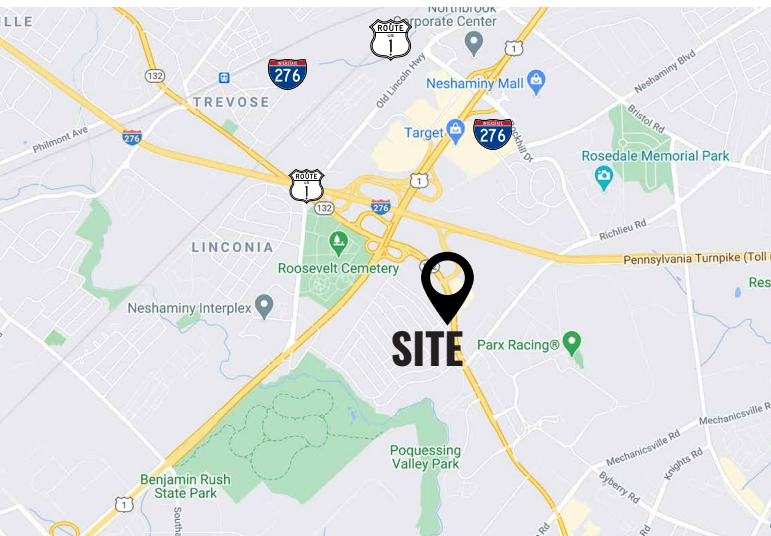
3554 Street Rd | Bensalem, PA 19020 | Bucks County

## AVAILABLE

Call for Details

### PROPERTY FEATURES / HIGHLIGHTS

- ✓ ±3,465 SF Building on ±0.98 Acres Available
- ✓ Highway Commercial Zoning
- ✓ Site is located on heavily-traveled Street Road with over ±36,000 VPD
- ✓ Located just off the Pennsylvania Turnpike
- ✓ Surrounding retailers include Wawa, Dunkin', Lowe's, Walmart, Target, Aldi, Home Depot & more.
- ✓ Within 1 mile from Parx Casino & 2.5 Miles from Neshaminy Mall



**ZOMMICK MCMAHON**  
COMMERCIAL REAL ESTATE

### CONTACT US

**RYAN MCMAHON**

Phone: 610.359.1100

Cell: 610.299.5144

Email: [rmcmahon@zmcre.com](mailto:rmcmahon@zmcre.com)

**JAMES PINCKNEY**

Phone: 610.359.1100

Cell: 610.453.2569

Email: [jpinckney@zmcre.com](mailto:jpinckney@zmcre.com)

1306 Wilmington Pike, Suite A-2

West Chester, PA 19382

610.359.1100

[www.zmcre.com](http://www.zmcre.com)

# BENSALEM PROPERTY PHOTOS: 3554 STREET ROAD | BENSALEM, PA 19020



  
**ZOMMICK MCMAHON**  
COMMERCIAL REAL ESTATE

## CONTACT US

**RYAN MCMAHON**  
Phone: 610.359.1100  
Cell: 610.299.5144  
Email: [rmcmahon@zmcre.com](mailto:rmcmahon@zmcre.com)

**JAMES PINCKNEY**  
Phone: 610.359.1100  
Cell: 610.453.2569  
Email: [jpinckney@zmcre.com](mailto:jpinckney@zmcre.com)

1306 Wilmington Pike, Suite A-2  
West Chester, PA 19382  
610.359.1100  
[www.zmcre.com](http://www.zmcre.com)

# BENSALEM SITE OVERVIEW PHOTO: 3554 STREET ROAD | BENSALEM, PA 19020



## CONTACT US

**RYAN MCMAHON**

Phone: 610.359.1100

Cell: 610.299.5144

Email: [rmcmahon@zmcre.com](mailto:rmcmahon@zmcre.com)

**JAMES PINCKNEY**

Phone: 610.359.1100

Cell: 610.453.2569

Email: [jpinckney@zmcre.com](mailto:jpinckney@zmcre.com)

1306 Wilmington Pike, Suite A-2

West Chester, PA 19382

610.359.1100

[www.zmcre.com](http://www.zmcre.com)

# BENSALEM SITE PLAN OVERVIEW: 3554 STREET ROAD | BENSALEM, PA 19020



## CONTACT US

**RYAN MCMAHON**  
Phone: 610.359.1100  
Cell: 610.299.5144  
Email: rmcmahon@zmcre.com

**JAMES PINCKNEY**  
Phone: 610.359.1100  
Cell: 610.453.2569  
Email: jpinckney@zmcre.com

1306 Wilmington Pike, Suite A-2  
West Chester, PA 19382  
610.359.1100  
www.zmcre.com

# BENSALEM RETAIL MARKET AERIAL: 3554 STREET ROAD | BENSALEM, PA 19020



**ZOMMICK MCMAHON**  
COMMERCIAL REAL ESTATE

## CONTACT US

**RYAN MCMAHON**  
Phone: 610.359.1100  
Cell: 610.299.5144  
Email: rmmahon@zmcre.com

**JAMES PINCKNEY**  
Phone: 610.359.1100  
Cell: 610.453.2569  
Email: jpinckney@zmcre.com

1306 Wilmington Pike, Suite A-2  
West Chester, PA 19382  
610.359.1100  
www.zmcre.com

# ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff, whom are all results-oriented professionals.

## SOME OF OUR SATISFIED CLIENTS:



IRON HILL  
BREWERY & RESTAURANT



## CONTACT US

**RYAN McMAHON**

Phone: 610.359.1100

Cell: 610.299.5144

Email: [rmcmahon@zmcre.com](mailto:rmcmahon@zmcre.com)

**JAMES PINCKNEY**

Phone: 610.359.1100

Cell: 610.453.2569

Email: [jpinckney@zmcre.com](mailto:jpinckney@zmcre.com)

1306 Wilmington Pike, Suite A-2

West Chester, PA 19382

610.359.1100

[www.zmcre.com](http://www.zmcre.com)