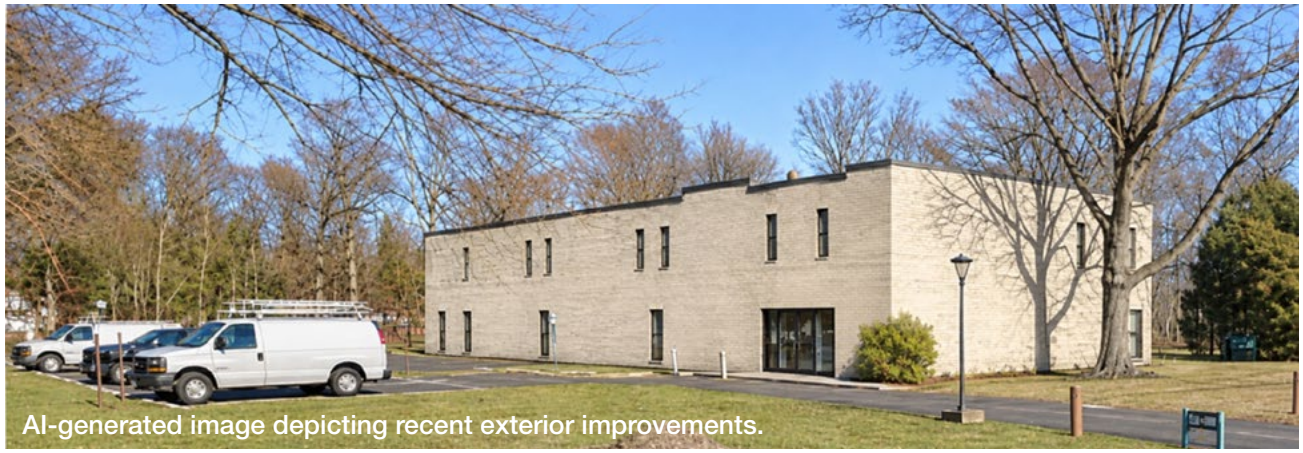
# Bensalem Professional Plaza

3237 Bristol Road, Bensalem, PA

500 SF - 6,000 SF
AVAILABLE FOR LEASE



AI-generated image depicting recent exterior improvements.

## Location Highlights

- 11,224 annual average daily traffic
- Upcoming redevelopment of Neshaminy Mall to an open-air mixed use town center
- ~5 minute drive to US Route 1
- ~6 minute drive to PA Turnpike
- Wawa within walking distance (~3 minute walk)

## Property Highlights

- Recently redeveloped (2026)
- Daycare on-site
- Free off-street parking
- Elevator serviced
- Landlord able to provide turnkey (subject to deal terms)
- Rare opportunity for smaller tenants to receive pylon signage
- General Commercial (GC) zoning






NAI Geis Realty Group, Inc.

For more information:
Karl Schwemlein
karls@geisrealty.com
215 253 5530

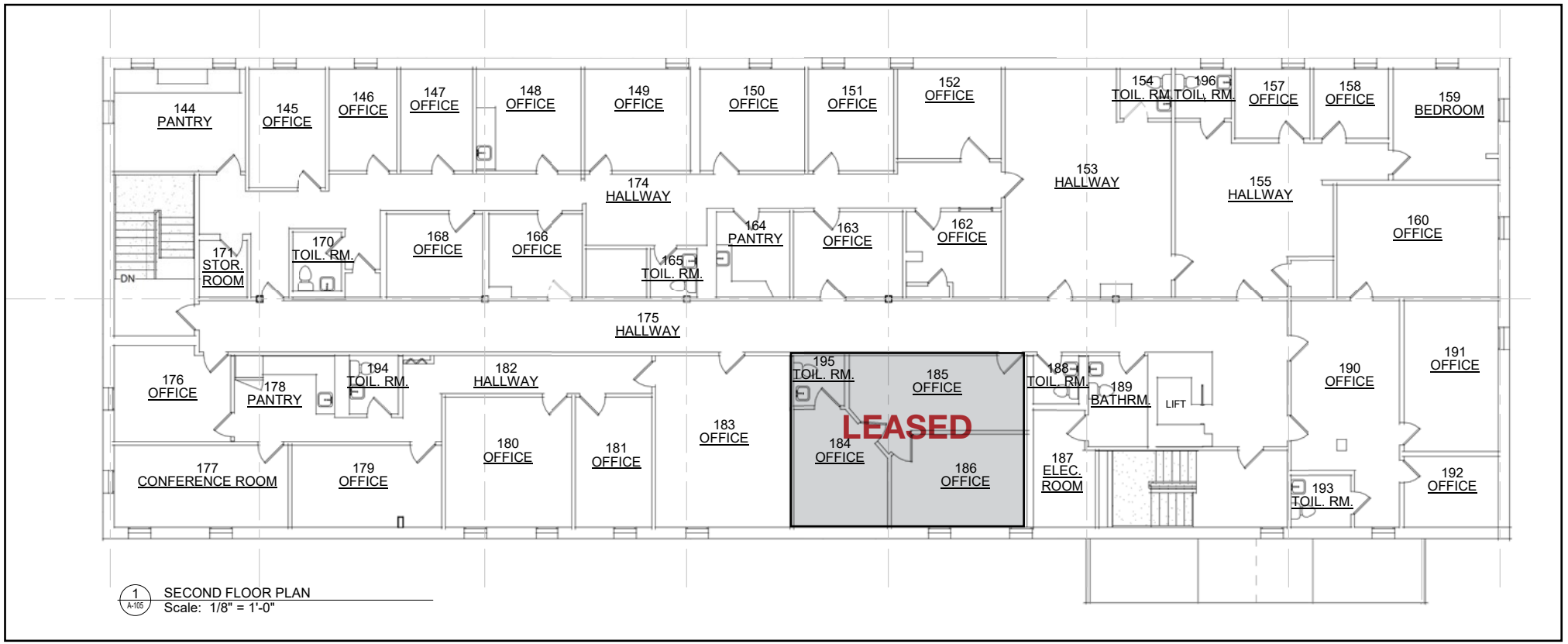
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# Bensalem Professional Plaza

3237 Bristol Road, Bensalem, PA

# Floor Plan





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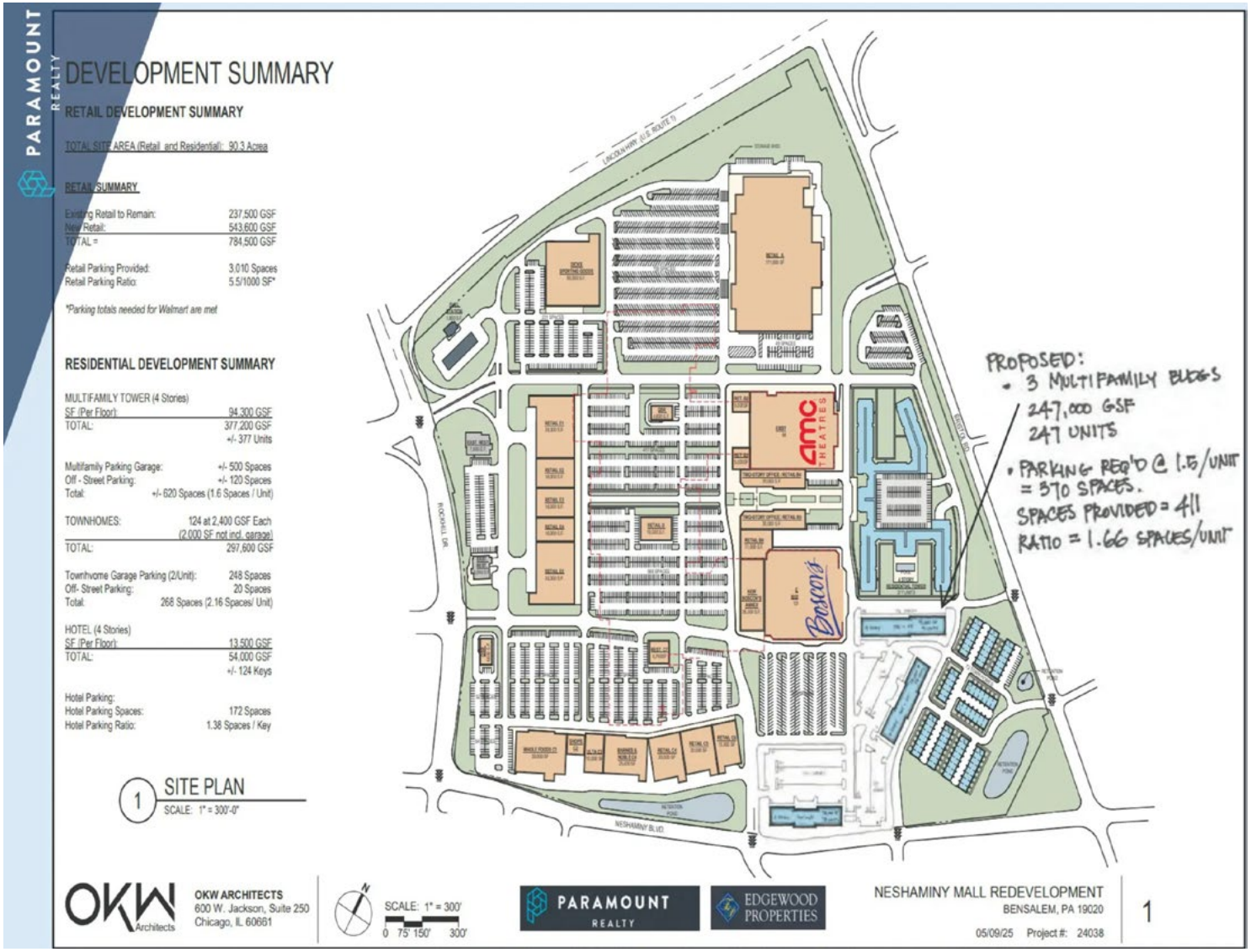


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## Preliminary Plan




*Proposed Plan subject to change.


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