

# Retail Development in Bensalem

E Street Road & Hulmeville Road, Bensalem, PA 19020

**NOW ON  
MARKET!**

Anchor & Pad Sites Available For Lease



## Questions? Contact Us.



**Greg Jones**

GJones@jcbarprop.com  
p. 610-234-6491  
c. 484-948-5217

**Melissa Lippe**

MLippe@jcbarprop.com  
p. 717-761-7801  
c. 215-264-6964

**Rob V. Gothier, III**

rg3@jcbarprop.com  
p. 717-296-1800  
c. 717-712-4601

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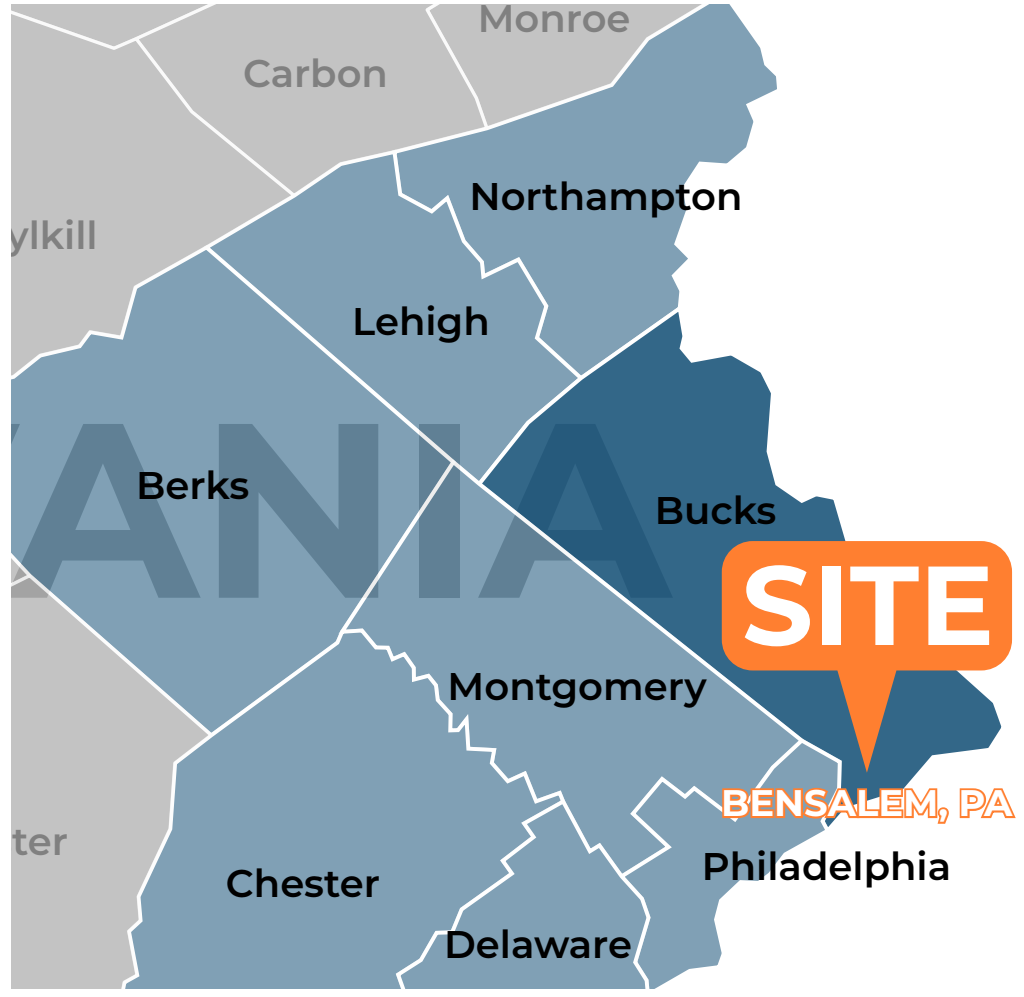
## Highlights

- Unmatched ground in Lower Bucks County fronting Street Road in regional-Bensalem market
- E Street Road AADT: 36,599
- In Close Proximity to Interstate 95 N/S Bound
- Seeking Grocery, Convenience with Gas, Financial Institution, Jr. Box Occupiers, and Pad Site Users
- ★ Premiere Retail Development Along Street Road! Last Development Opportunity for Pad Sites & Anchor in Bensalem

### JOIN THESE MAJOR LOCAL AREA RETAILERS



Demographic	1 Mile	3 Miles	5 Miles
Population	16,735	100,724	285,328
Households	6,826	39,311	114,502
Avg HH Income	\$90,732	\$117,564	\$116,419
Daytime Employees	5,398	50,612	119,521



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**AVAILABLE  
FOR LEASE**

132

513

E Street Road 33,659 AADT

Hulmeville Road 24,882 AADT

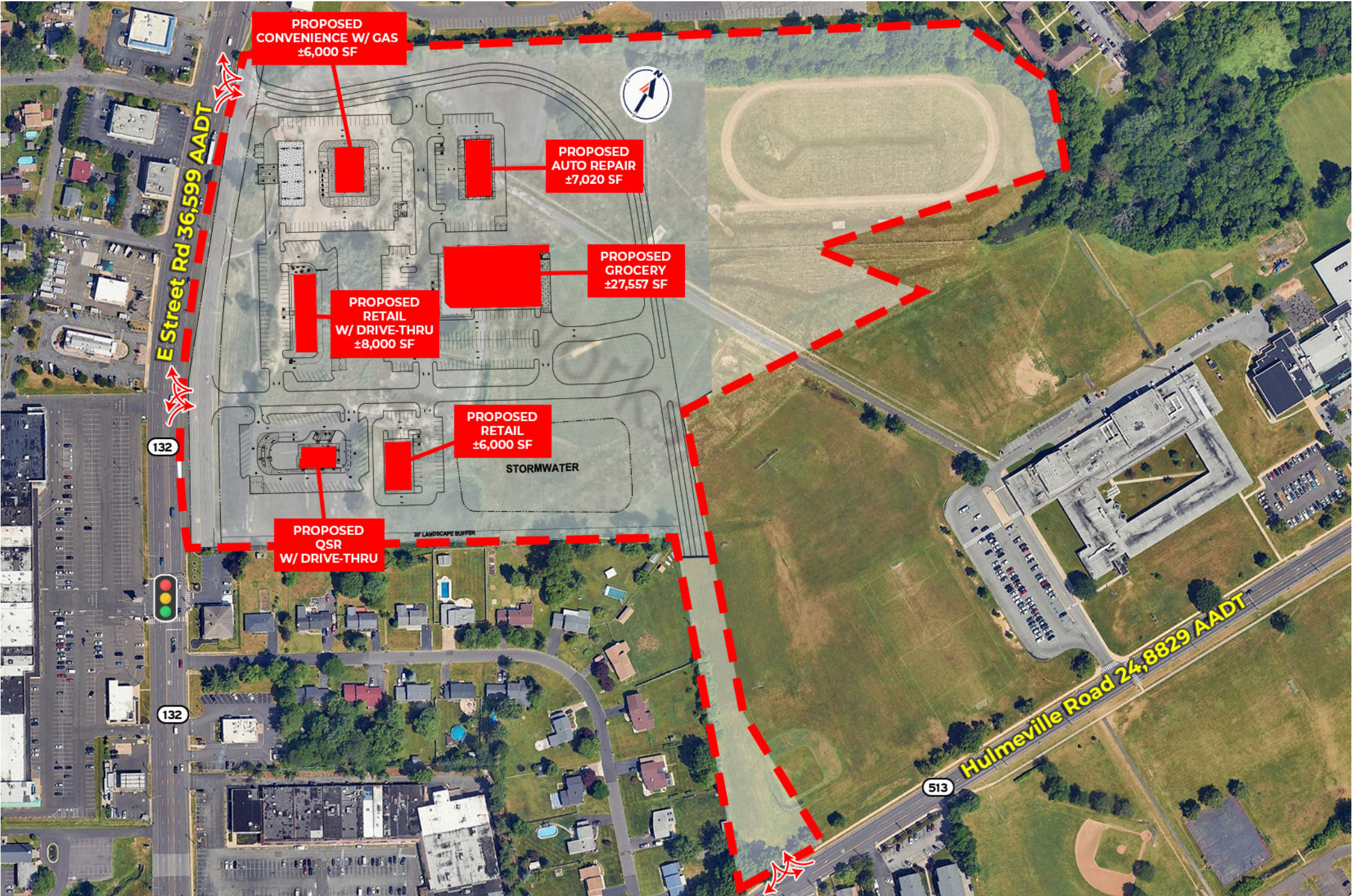
**J.C.BAR**

**Triple Crown Corporation**  
DEVELOPERS ■ BUILDERS ■ MANAGERS  
*Providing excellence in real estate services since 1977*

**viking**

**Zoom Aerial**

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PROPOSED  
CONVENIENCE W/ GAS  
±6,000 SF

PROPOSED  
AUTO REPAIR  
±7,020 SF

PROPOSED  
GROCERY  
±27,557 SF

PROPOSED  
RETAIL  
W/ DRIVE-THRU  
±8,000 SF

PROPOSED  
RETAIL  
±6,000 SF

PROPOSED  
QSR  
W/ DRIVE-THRU

STORMWATER

20' LANDSCAPE BUFFER

E Street Rd 36,599 AADT

Hulmeville Road 24,8829 AADT

132

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513



# Proposed Concept 01

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E Street Rd 36,599 AADT

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Hulmeville Road 24,882 AADT

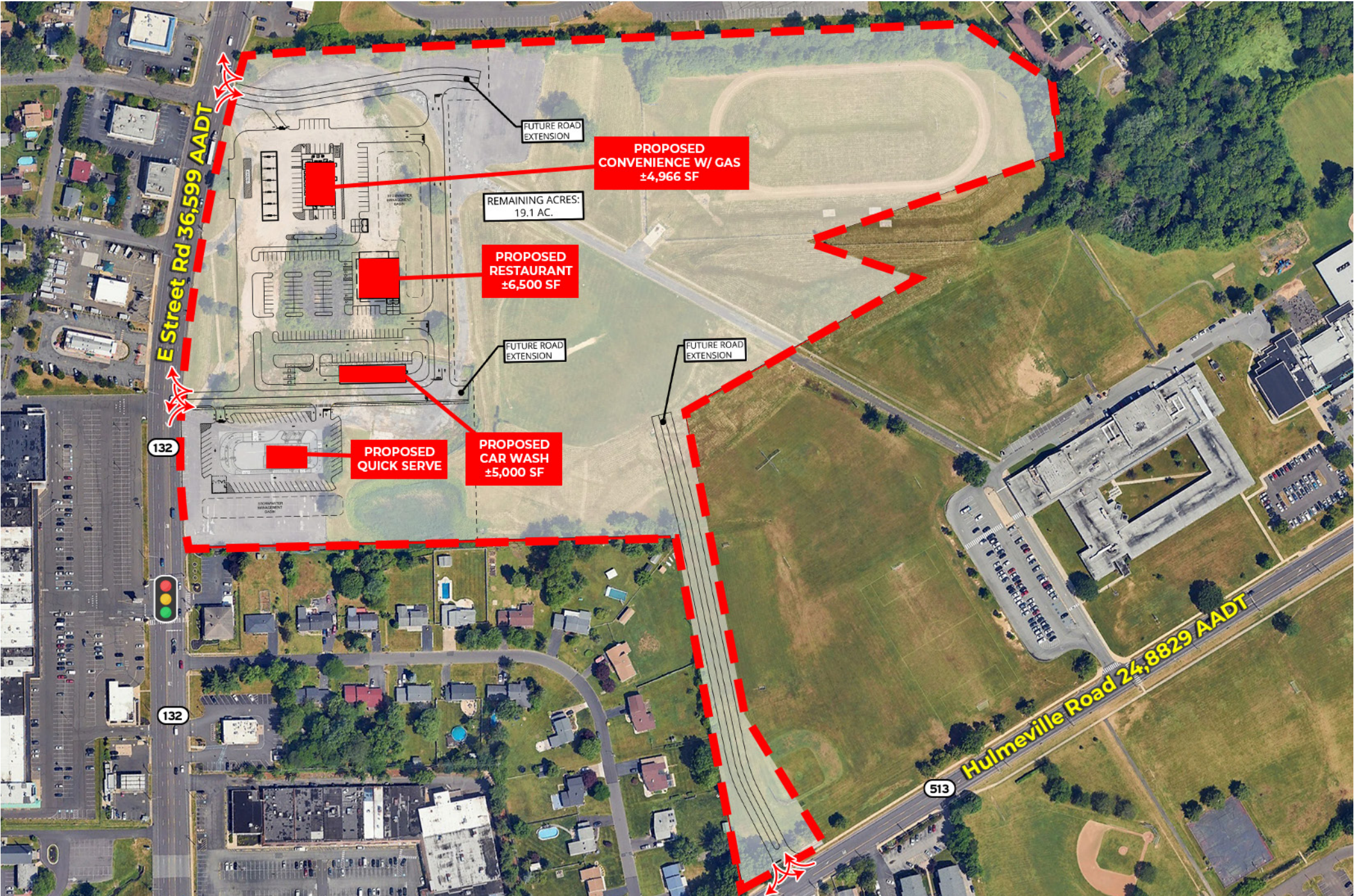
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PROPOSED WAREHOUSE W/ GAS  
±166,157 SF



# viking Proposed Concept 02

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**E Street Rd 36,599 AADT**

132

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513

**Hulmeville Road 24,882 AADT**

FUTURE ROAD EXTENSION

**PROPOSED CONVENIENCE W/ GAS  
±4,966 SF**

REMAINING ACRES:  
19.1 AC.

**PROPOSED RESTAURANT  
±6,500 SF**

FUTURE ROAD EXTENSION

FUTURE ROAD EXTENSION

**PROPOSED QUICK SERVE**

**PROPOSED CAR WASH  
±5,000 SF**



# vikings Proposed Concept 03

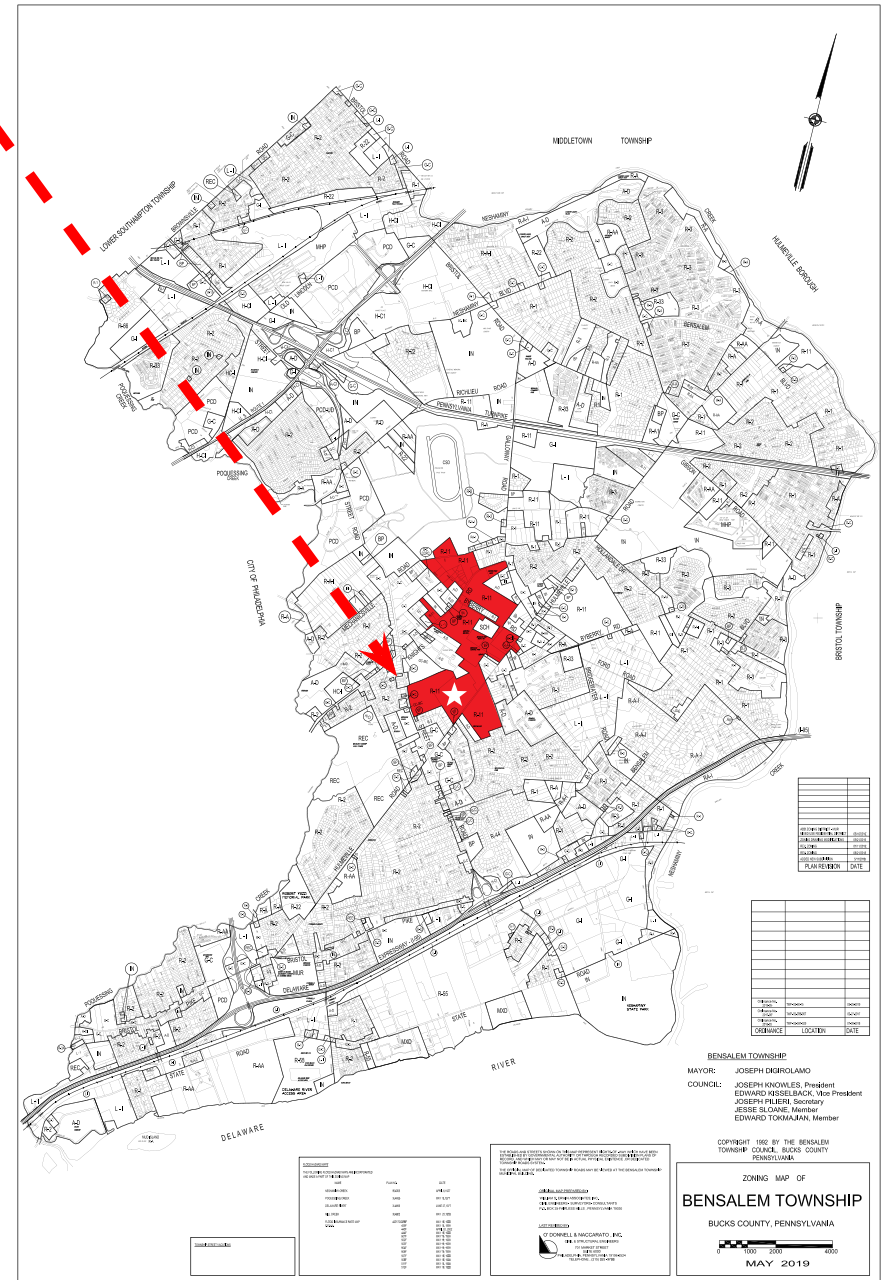
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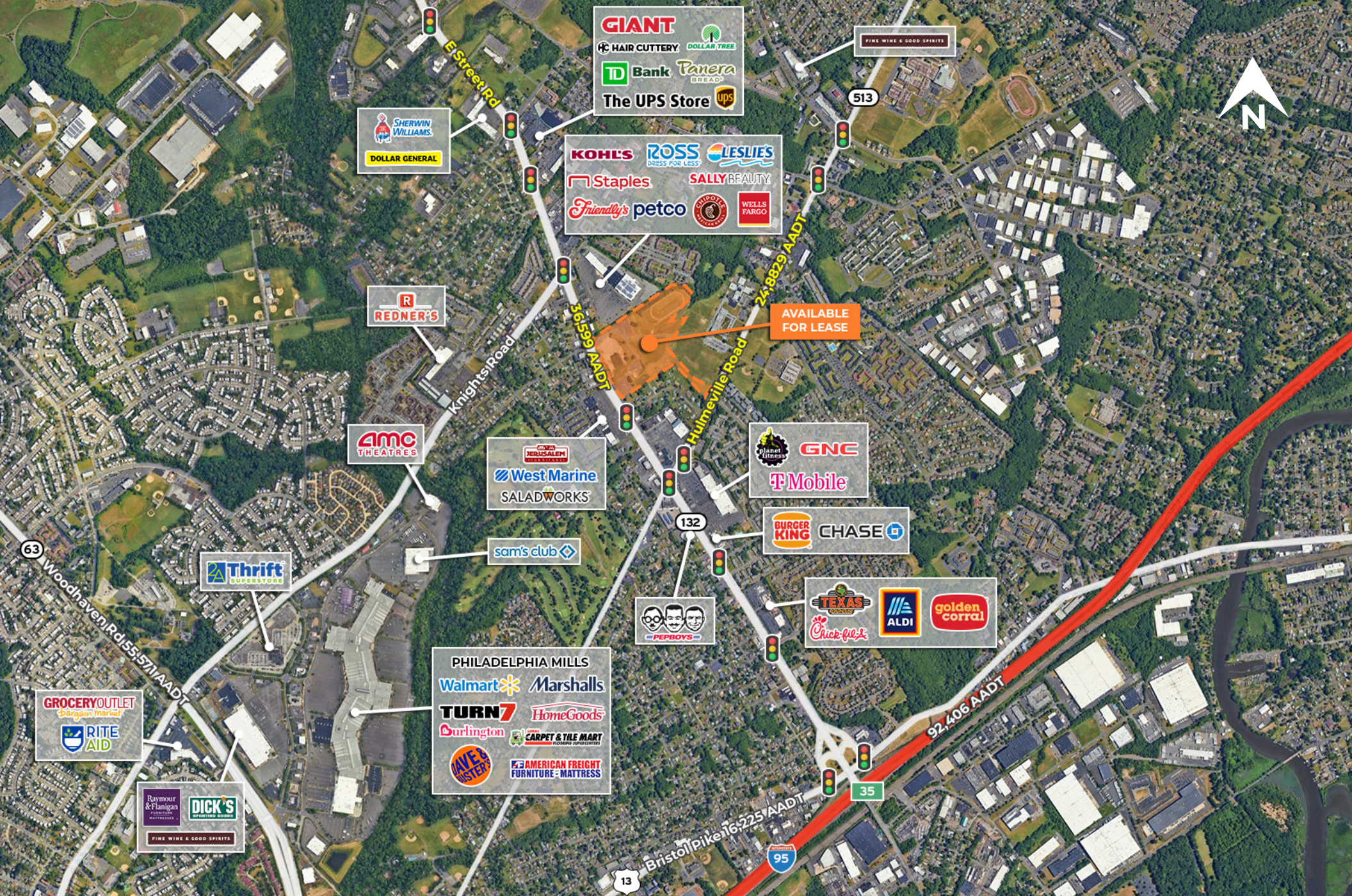
## ★ DIVISION 9. - R-11 RESIDENTIAL DISTRICT - - -

Sec. 232-226. - Use regulations.

A building may be erected or used, and an R-11 lot may be used or occupied for any one of the following uses and no other:

- (1) One single-family detached dwelling.
- (2) Residential agricultural uses, as defined in subsection 232-106(a).
- (3) Passenger shelter for railroad.
- (4) A municipal use, excluding a municipal auditorium, amphitheatre, pavilion or other similar municipal structure used as a municipal place of assembly.
- (5) Telephone central office; transmission line; electric substation, except that such use shall conform to the requirements of sections 232 436, 232-437 and 232 438 of this chapter.
  - a. Electronic/communication substation.
- (6) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses may be as follows:
  - a. Private garages or private parking areas.





# Local Aerial

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# Market Aerial

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