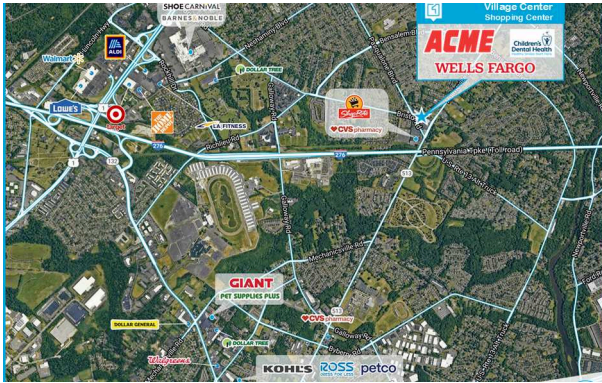


## VILLAGE CENTER

2301 - 2389 Bristol Rd., Bensalem, PA 19020  
 TOTAL GLA: 87,705

## BRIEF DESCRIPTION

Village Center is a 87,705 square-foot center anchored by ACME located in Bensalem, PA in Bucks County. This center has high-visibility along major roadways Bristol Road and Hulmeville Road. Village Center is surrounded by densely populated suburban area with a strong tenant mix.



## DEMOGRAPHICS

2025 ESTIMATES	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	13,526	5,083	\$139,158
3-Mile	95,246	37,128	\$116,347
5-Mile	243,453	93,851	\$119,003

TRAFFIC COUNTS	
Total	31,400
Bristol Rd.	19,000
Hulmeville Rd.	12,400

## PROPERTY HIGHLIGHTS

### BULLET POINTS

- County: Bucks
- Type: Retail
- Year Built: 1976
- Year Renovated: 1999
- Metro Area: Philadelphia

## CONTACTS

### LEASING

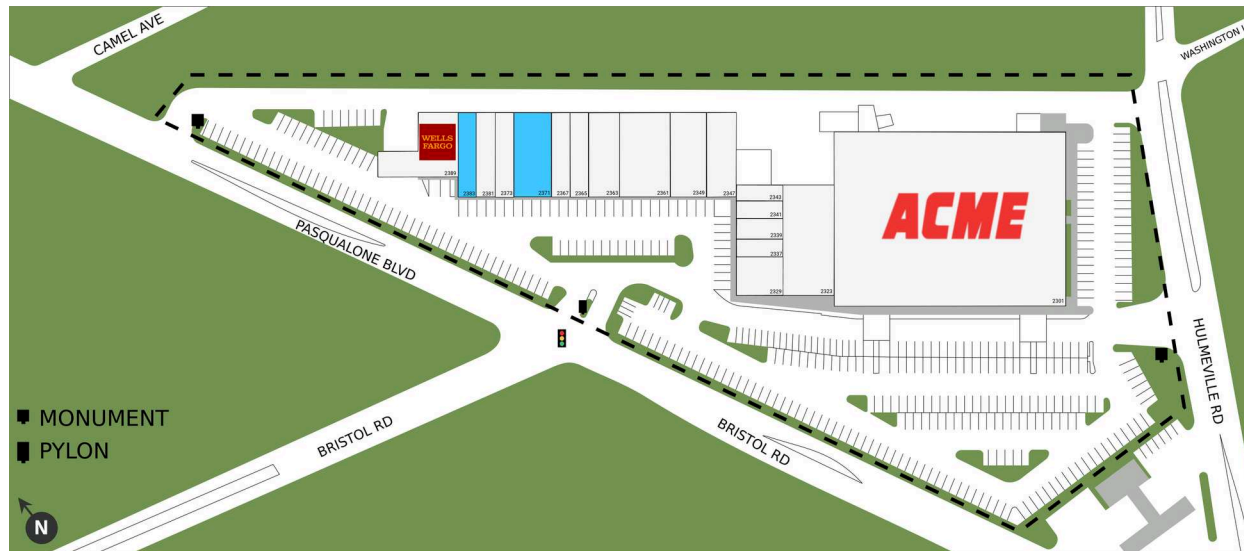
Chris Gardyasz  
 Chris.Gardyasz@ShopOne.com  
 646.893.0037

### LEASING TEAM

leasing@ShopOne.com  
 567.361.1111

## VILLAGE CENTER

2301 - 2389 Bristol Rd., Bensalem, PA 19020  
 TOTAL GLA: 87,705



SUITE	GLA	TENANT
2301	48,329	Acme
2323	6,000	Neshaminy Beer and Soda
2329	2,000	JAG Physical Therapy
2337	1,000	Valley News and Smoke
2339	1,200	Personalized Studio Flowers
2341	1,000	Hair After Beauty
2343	1,000	Helen's Nails
2347	2,000	Custom Cleaners
2349	3,200	All Clean Super Laundromat
2361	3,576	Children's Dental
2363	2,600	Raine's Restaurant
2365	1,600	Taste Cafe
2367	1,600	Diana's Pizza
2371	3,200	Available
2373	1,600	Bensalem Medical Center
2381	1,600	Bubbakoo's Burritos
2383	1,600	Available
2389	3,010	Wells Fargo