

MARTEN COMMONS

2353 STREET ROAD, BENSLEM, PA 19020



PROPERTY HIGHLIGHTS

METRO AREA: Philadelphia

COUNTY: Bucks

Marten Commons is located on busy Street Road, a major artery traversing Montgomery and Bucks Counties in Bensalem, PA. Anchored by strong national tenants including Kohl's, Ross Dress for Less and Petco, along with a diverse small shop mix, this property meets the community's essential retail and service needs. Marten Commons is easily accessible via Street Road (PA Highway 132) and Knights Road and near access points to both the Pennsylvania Turnpike and Route 95.

TOTAL SF
184,628

ACRES
24.4

PARKING SPACES
1,145

PARKING RATIO
6.20:1,000 SF

CENTER TYPE
Community Center

LEASING AGENTS

PAUL SCHIFFER | pschiffer@uedge.com | 216-789-5174

DEMOGRAPHICS 3-MILE RADIUS

 **105,360**
POPULATION

 **41.7**
MEDIAN AGE

 **\$103,334**
AVERAGE HHI

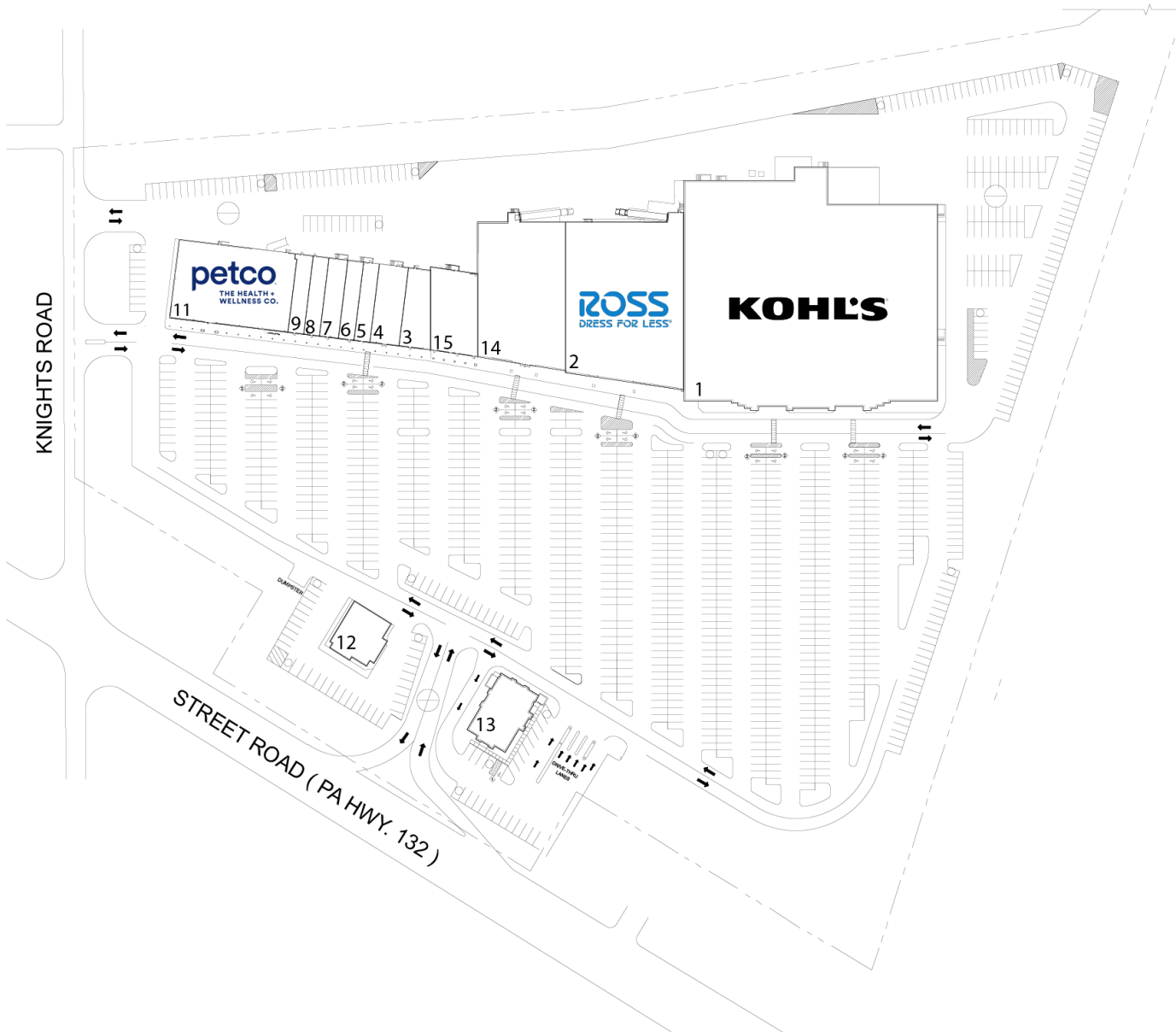
 **28.7%**
COLLEGE
EDUCATED

SPECIALTY LEASING

PATRICIA ZAFFERESE | pzafferese@uedge.com | 201-882-7506

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#	TENANTS	SQFT
1	Kohl's	86,841
2	Ross Dress For Less	30,164
3	El Chagarro	3,286
4	Leslie's Swimming Pool	3,700
5	Painting With A Twist	2,000
6	H&R Block	2,000
7	Sally Beauty Supply	2,400
8	Spinners Laundromat Inc.	2,000
9	Original All Star Pizza	2,018
11	Petco	14,975
12	Friendly's	3,714
13	Wells Fargo	4,636
14	Staples Office Super Store	20,582
15	My Salon Suite	6,312

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.