

For Sale/Lease | 14 Acres  
REDEVELOPMENT OPPORTUNITY

# Former Macy's Department Store

BENSALEM, BUCKS COUNTY, PENNSYLVANIA



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# Highlights

- **Former Macy's Department Store** 14 acre site at Neshaminy Mall with over 90 retailers, restaurants and entertainment options
- Located in Bensalem Township, the largest municipality in Bucks County and the ninth largest in Pennsylvania, with a total population of 60,427
- **Zoned for multiple uses including:** *Mixed-Use, Retail, Office*
- Located just minutes from downtown Philadelphia at one of the busiest intersections on the PA Turnpike (I-276)
- Readily accessible with I-95, Pennsylvania Turnpike (I-276), and PA Route 1, which sees a traffic count of 76,000 cars a day
- Served by two SEPTA Regional Rail lines
- Amtrak's Keystone Service and Northeast Regional services along the Northeast Corridor and has a park-and-ride with access from I-95
- **CSX Transportation's Trenton Subdivision** freight railroad line runs through the northern portion of the township
- **Points of interest include:** *Parx Casino; Sesame Place; Tyler State Park; TD Bank Amphitheater; Core Creek Park; Brunswick Zone Bowling; Churchville Nature Center; The Brownsville Antique Center; Neshaminy State Park; and many more*
- **30 minutes to Center City Philadelphia; Universities; Sports Complex and Arts District; 35 minutes to Philadelphia International Airport; one hour to New Jersey beaches**
- **Hospitals nearby include:** *Holy Redeemer Health Care; Aria Jefferson Health and Rothman Orthopaedic Hospital*
- **Surrounding stores and restaurants include:** *Longhorne Steakhouse; Uno Pizzeria & Grill; On the Border Mexican Grill; CVS; Target; Home Depot; AMC Neshaminy Movies; Boscovs; DMV PA Driver License Center; Ultrazone Laser Tag; LA Fitness; Haircuttery; Starbucks; Walmart; Red Robin; Cracker Barrel and many more*



# Neshaminy Mall

**Neshaminy Mall** provides residents with access to over 90 retailers, restaurants and entertainment options. Located just minutes from downtown Philadelphia at one of the busiest intersections on the PA Turnpike (I-276), this retail property is easily accessible from Interstate 95 and PA Route 1, which sees a traffic count of 76,000 cars a day.

Anchor stores of Boscov's and Sears join a great mix of specialty retailers including Barnes & Noble, Hollister Co., H&M, Aéropostale, The Children's Place, Express and Victoria's Secret. Ranked as one of the top 30 theaters in North America, AMC Neshaminy 24 is one of the largest cinemas in the area, and the two popular dining options on site, On the Border and Pizzeria Uno, make this an outstanding tourist destination.



## Key Tenants

**amc**  
THEATRES

**BARNES & NOBLE**  
BOOKSELLERS

*Boscov's*

**H&M**

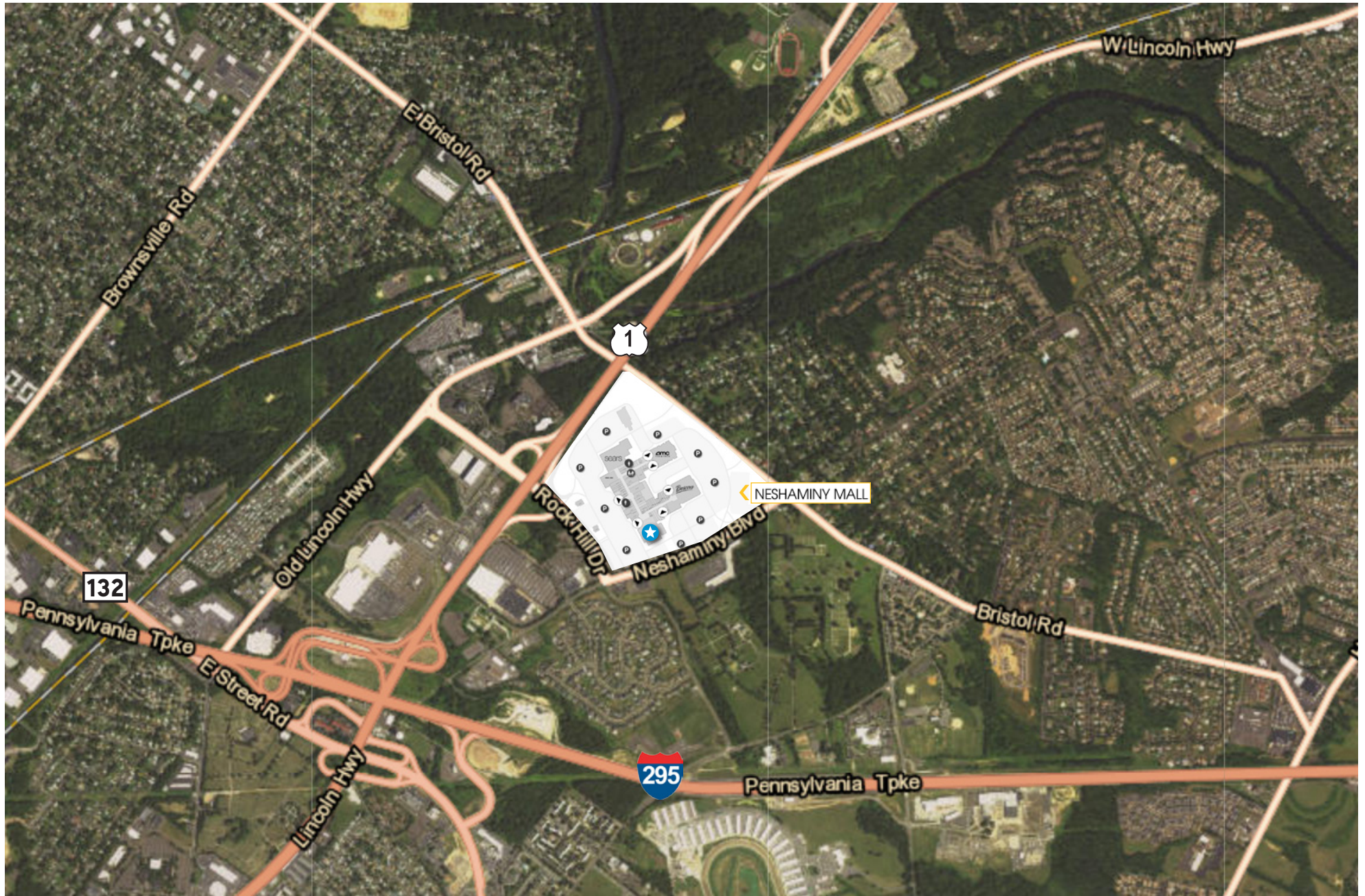
**HOT TOPIC**

**MODELL'S**  
SPORTING GOODS

sears

VICTORIA'S  
SECRET







# Neighboring Retail






# Neighboring Retail-Broader View




# Demographics - 3 Mile Radius\*

## 2017 Trade Area Demographics

 **90,341**  
population

 **19.5%**  
with bachelor's  
degree

 **42**  
median age

 **80.4%**  
white


 **7.8%**  
asian


 **7.2%**  
hispanic


 **6.2%**  
black

 **34,244**  
households

 **\$89,055**  
average household  
income

 **16.9%**  
households with  
income \$75,000+

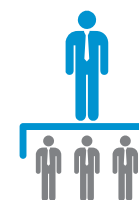
 **19.2%**  
households with  
income \$100,000+

 **\$505,946**  
average net worth

 **\$268,541**  
average home value

## 2017 Employee Density (Daytime Population)

 **44,372** TOTAL EMPLOYEES



**47%**

Executive/Professional



**34%**  
Blue Collar



**66%**  
White Collar

\*Source: Copyright 2017 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2017.



# Aerial View of Site



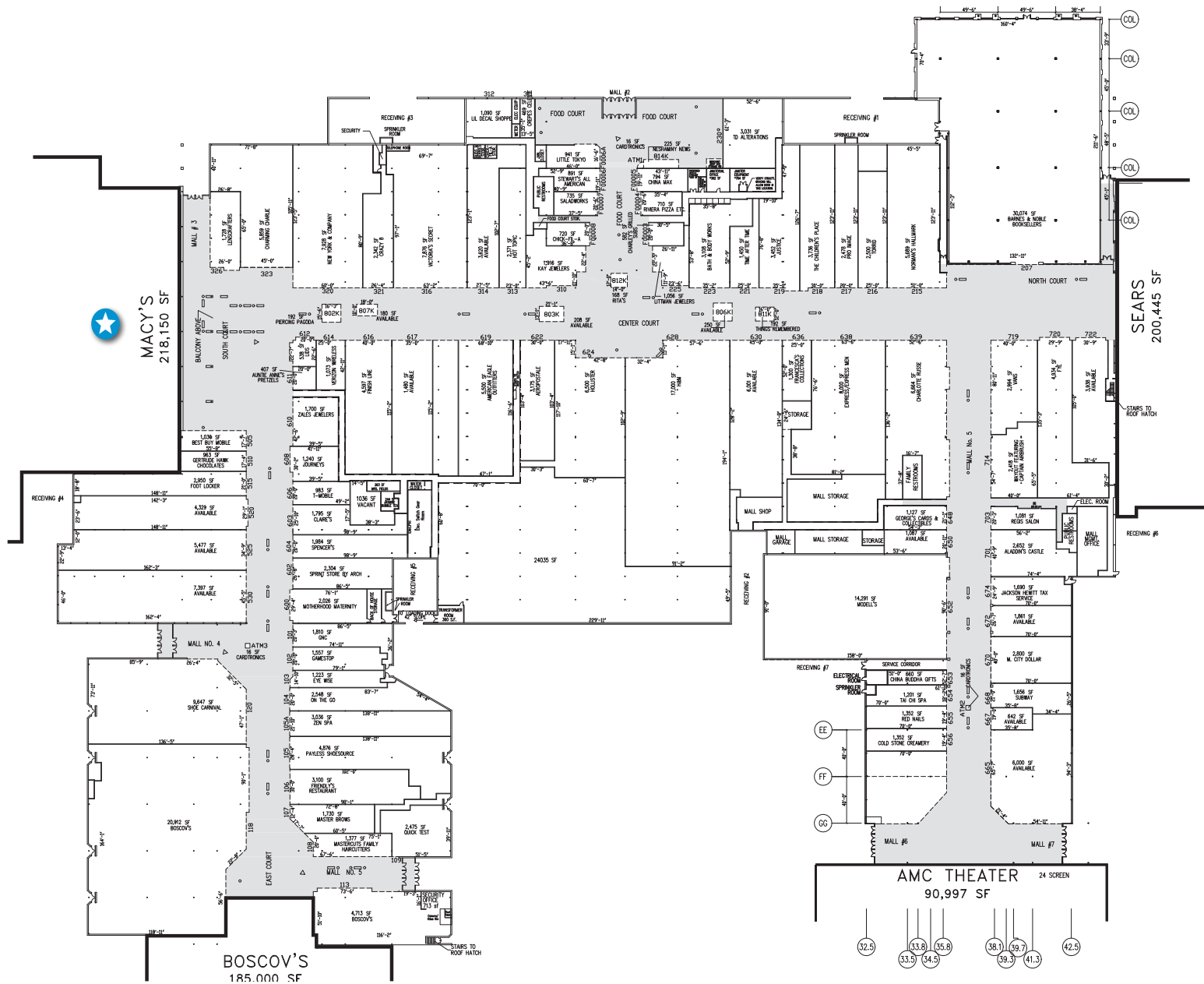


# Site Plan





# Leasing Plan





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