

# 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

**JUSTIN LUSTIG** | [jlustig@uedge.com](mailto:jlustig@uedge.com) | 201-571-3515

## DEMOGRAPHICS 3-MILE RADIUS

 **99,636**  
POPULATION

 **41.6**  
MEDIAN AGE

 **\$93,559**  
AVERAGE HHI

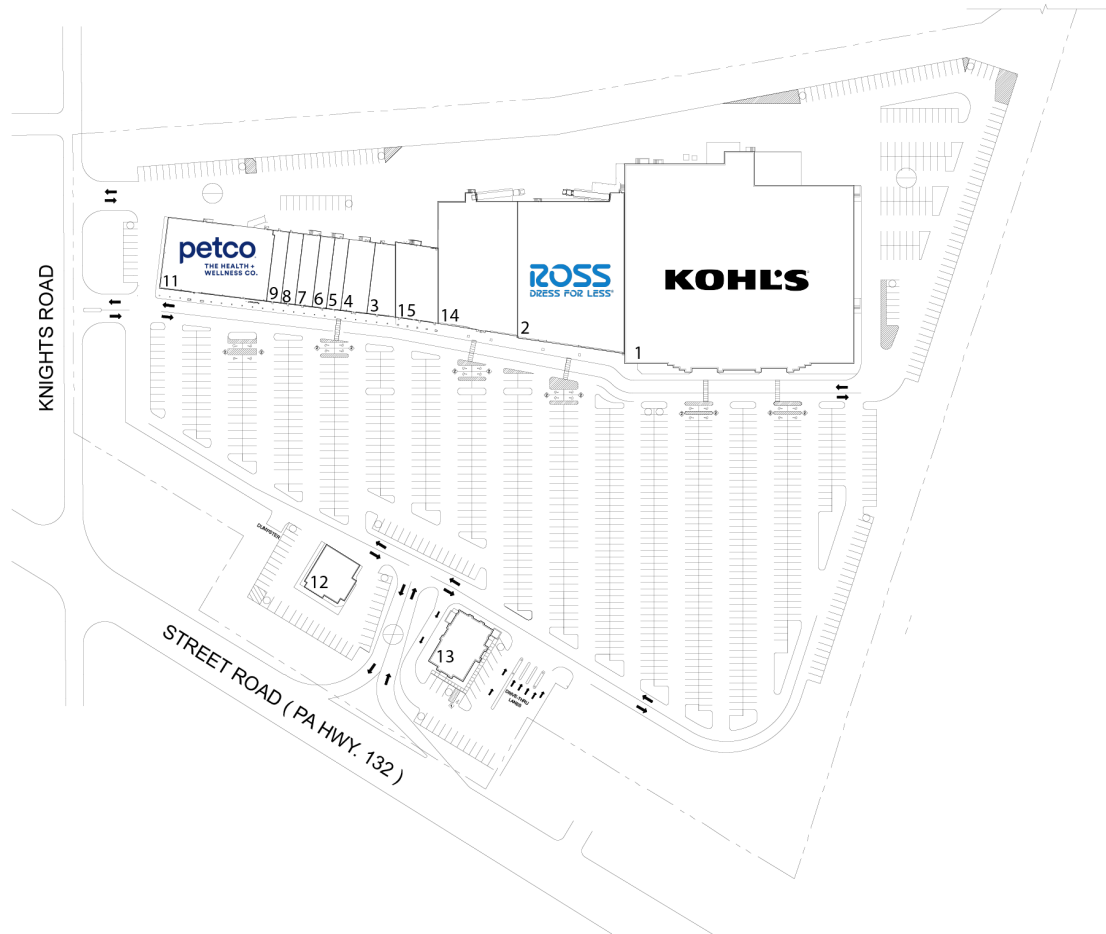
 **27.0%**  
COLLEGE  
EDUCATED

### SPECIALTY LEASING

**PATRICIA ZAFFERES** | [pzafferese@uedge.com](mailto: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 Changarro	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

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