



**CUSHMAN &  
WAKEFIELD**

**2975 Galloway Road**  
Bensalem, PA

**DEVELOPMENT OPPORTUNITY ±89 ACRES FOR SALE\***

**Ideal for Industrial, Commercial & Residential**



## Property Highlights

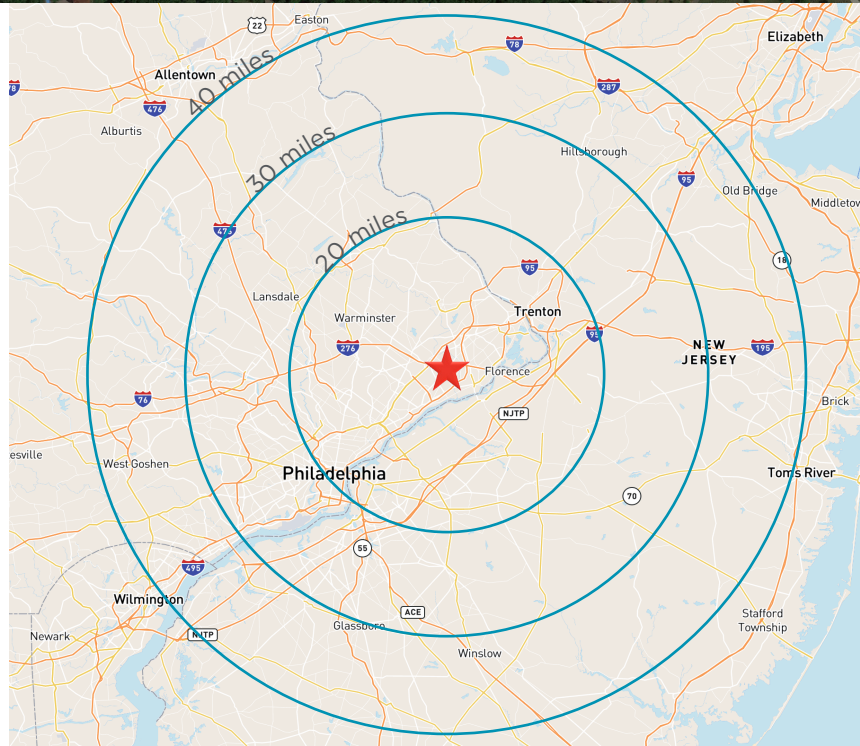
- ±89 Total Acres\*
- Turnpike Frontage
- Bensalem Township, PA
- Zoned General Industrial & Light Industrial
- 12,000 Annual Average Daily Traffic at Galloway Road & Richlieu Road
- Close Proximity to Retail Amenities
- Direct Access to Route 1 and PA Turnpike via Street Road

\*Acreage is estimated

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## Location Overview

Located in Lower Bucks County, 2975 Galloway Road is strategically positioned within close proximity to the PA Turnpike, Route 1, and I-95, offering access to the surrounding Philadelphia Suburbs and other major Mid-Atlantic cities, such as Washington D.C., Baltimore, and New York City. Locally, the property is surrounded by amenities, most notably, the Neshaminy Mall, Parx Casino, and a variety of retail options on nearby Street Road. The property offers a rare opportunity to purchase a large land site in the heavily populated Suburban Philadelphia region.

## Local Amenities & Infrastructure



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