

A photograph of a Kohl's retail store. The building has a brick facade with large, white, three-dimensional letters spelling 'KOHL'S'. To the right of the main brick section is a glass entrance with a white frame. Several people are walking on the sidewalk and crossing the parking lot in the foreground. The sky is blue with scattered white clouds. A rainbow is visible in the upper right portion of the sky.

# KOHL'S

## MARTEN COMMONS

2353 STREET ROAD, BENSALEM, PA 19020



**RETHINK. RECREATE. REDEVELOP.**





## BUCKS COUNTY'S DESTINATION FOR EVERYDAY SHOPPING

Marten Commons is located on busy Street Road, a major artery traversing Montgomery and Bucks Counties. 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. Conveniently located near access points to both the Pennsylvania Turnpike and Route 95, with proximity to Neshaminy Mall, Philadelphia Mills, Parx Casino and Sesame Place, this area is a regional destination.

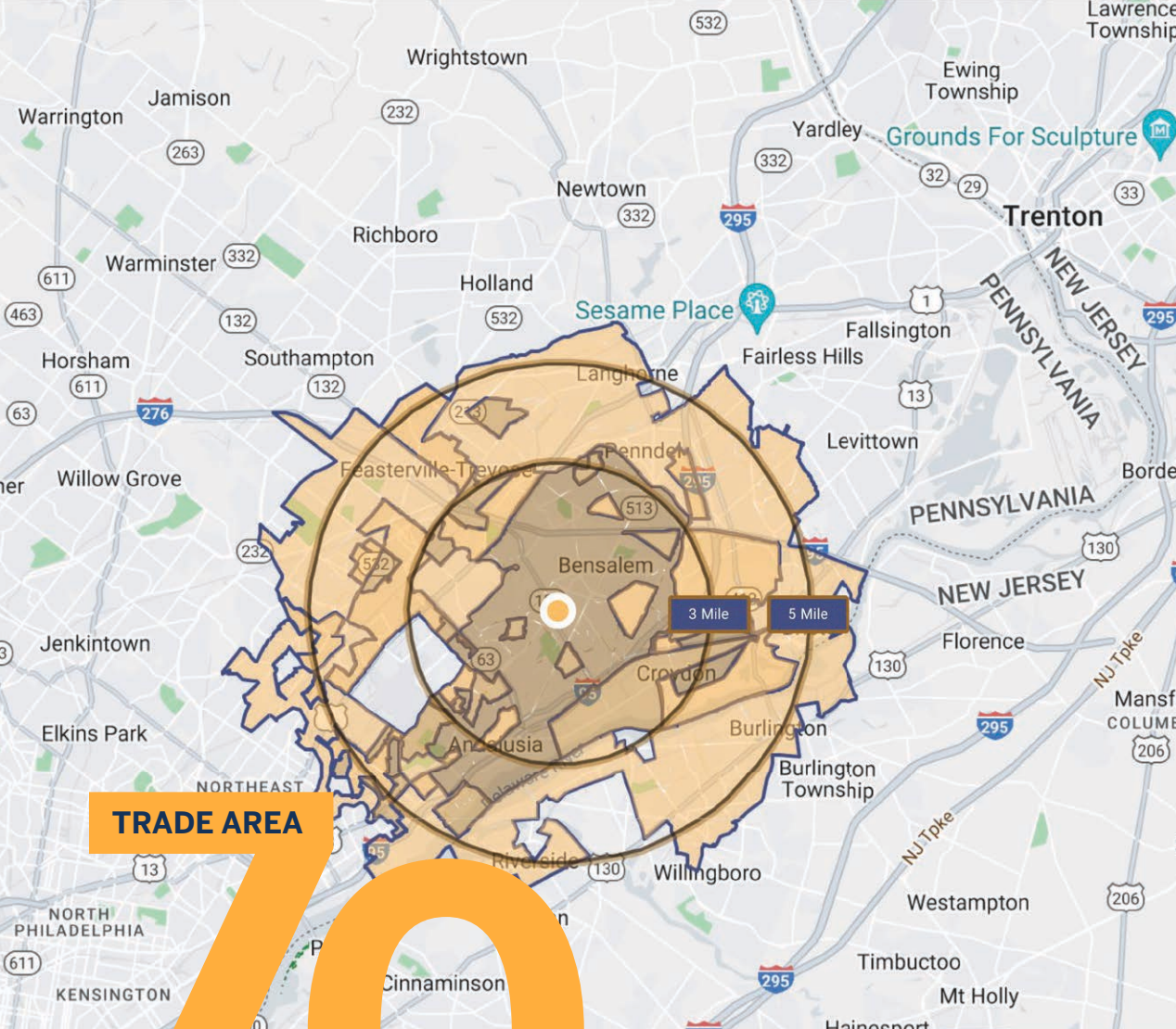


# Marten Commons

2353 Street Road, Bensalem, PA 19020







TRADE AREA

10%

## DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

MARTEN COMMONS | 2353 STREET ROAD, BENSALEM, PA 19020

## POPULATION

<b>348,833</b>	<b>102,826</b>	<b>297,266</b>
Tru Trade*	3 Mile	5 Mile

## FAMILY HOUSEHOLDS

<b>133,158</b>	<b>39,737</b>	<b>116,138</b>
Tru Trade*	3 Mile	5 Mile

## AVERAGE HH INCOME

<b>\$83,895</b>	<b>\$100,977</b>	<b>\$100,486</b>
Tru Trade*	3 Mile	5 Mile

## COLLEGE EDUCATION

<b>26.8%</b>	<b>28.3%</b>	<b>31.2%</b>
Tru Trade*	3 Mile	5 Mile

\*Tru Trade Area; 5.6 Miles

URBAN EDGE PROPERTIES



# AERIAL



Marten Commons .is easily accessible via Street Road (PA Highway 132) and Knights Road. Located in the residential community of Millburn Township, the area offers a unique mix of affordable shopping and dining.

## TENANTS

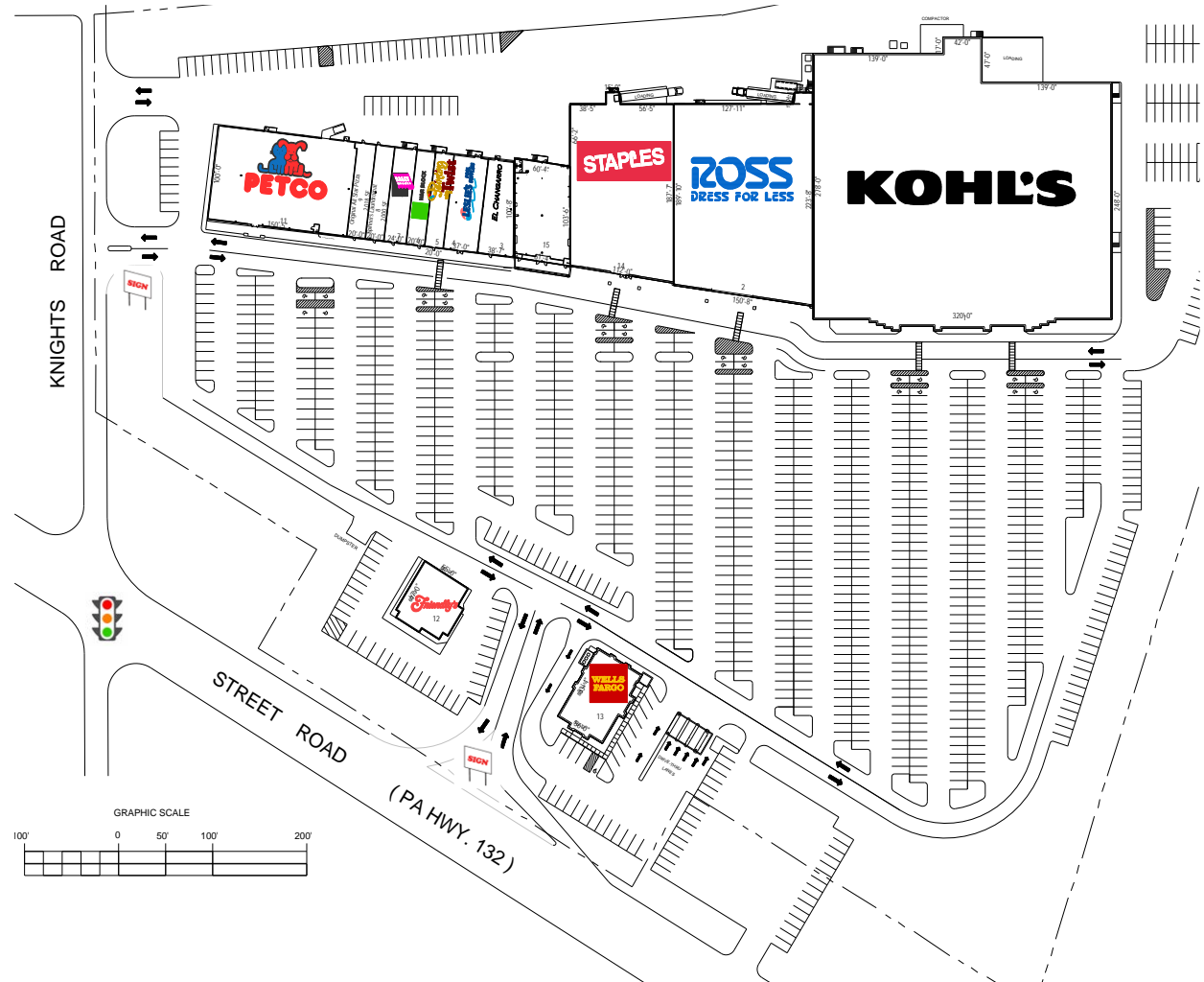
## SQFT

1	Kohl's	86,841
2	Ross Dress For Less	30,164
3	El Chagarro	3,286
4	Leslie's Pool Supplies	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	20,582
15	My Salon Suites	6,312

## HIGHLIGHTS

Total SF	184,500
Parking Spaces	1,169
Parking Ratio	6.3 : 1,000 SF

## SITE PLAN



# CONTACT US



**Leasing Agent**  
**Joshua Birns**  
**212.956.2235**  
**[jbirns@uedge.com](mailto:jbirns@uedge.com)**



**Specialty Leasing**  
**Patricia Zafferese**  
**201.882.7506**  
**[pzafferese@uedge.com](mailto:pzafferese@uedge.com)**



## **Corporate**

### **New York**

888 Seventh Avenue, 6th Floor  
New York, New York, 10019  
General Inquiries:  
212.956.2556  
Leasing: 844.614.4114

## **Management**

### **New Jersey**

210 Route 4 East  
Paramus, New Jersey, 07652  
General Inquiries: 201.571.3500  
Leasing: 844.614.4114