

*Dockside* | BENSALEM, PA

1067 Totem Road | Bensalem, PA



Confidential Offering Memorandum







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# EXECUTIVE SUMMARY





# OFFERING SUMMARY

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Wolf Commercial Real Estate (WCRE | CORFAC International), as an exclusive broker, is pleased to present the investment sale of Dockside Restaurant and its surrounding properties in Bensalem, PA.

This offering includes a fully operational turnkey waterfront restaurant on Neshaminy Creek, formerly known as Dockside. Previously Dockside paid \$30,000 per month. The property features the historic Neshaminy Inn, a beautifully renovated 6-bedroom venue perfect for events or short-term rentals, and a fully leased four-unit apartment building generating \$48,000 annually. Additionally, there is a half acre development site with flexible zoning for commercial or residential use.

This rare, mixed-use opportunity offers investors the chance to acquire a high-demand, income-producing asset with significant value-add potential in a thriving location.

- Todd Monahan, Executive Vice President



# INVESTMENT HIGHLIGHTS

CURRENT NOI \$48,000 Annually

CONSERVATIVE  
POTENTIAL NOI \$475,200

TOTAL ANNUAL TAXES \$45,231



Value Add Three Building Investment Opportunity



Popular Dockside Waterfront Restaurant, Bar and Grill was paying \$30,000 per month



Six Bedroom Colonial and Historic Neshaminy Creek Inn - Ideal for Air BnB or other short term rental



Auxiliary Event Space



Existing Fully Leased Four (4) Bedroom Quadplex Apartment



1/2 Acre Development Opportunity



Seventy-Five (75) Room Hotel Being Developed Across the Street



1.5 miles to the Delaware River



18,000 Vehicles Per Day on Bristol Pike





2

# THE ASSET





## PROPERTY OVERVIEW- Dockside Restaurant



YEAR RENOVATED	2014
SQUARE FOOTAGE	9,000 SF
CAPACITY	300
MO. RENTAL INCOME	*Dockside was paying \$30,000 a month in rent through October 2024
ACCESS POINT	Direct road access from Bristol Pike and Totem Road, boat access from Neshaminy Creek and Delaware River
EXISTING DOCK	125 linear feet of existing docks. Buyer could add 125 feet of additional dock per riparian rights of the property.





## PROPERTY OVERVIEW- Neshaminy Inn



YEAR BUILT/RENOVATED	1697/2007
SQUARE FOOTAGE	3,400 SF
BEDROOMS	6
BATHROOMS	4
RENTAL OPPORTUNITY	Ideal for AirBnB or other short-term rental
NET OPERATING INCOME	\$69,120 *Refer to below AirBnB Proforma
ACCESS POINT	Direct road access from Bristol Pike and Totem Road, boat access from Neshaminy Creek and Delaware River



### AIR BNB PROFORMA

BEDROOMS	RENT PER ROOM	TOTAL RENT	NIGHTS PER MO. PROJECTION	MO. REV PAR	ANNUAL INCOME
6	\$120.00	\$720.00	8	\$5,760.00	\$69,120.00



## PROPERTY OVERVIEW- Quadplex Apartment

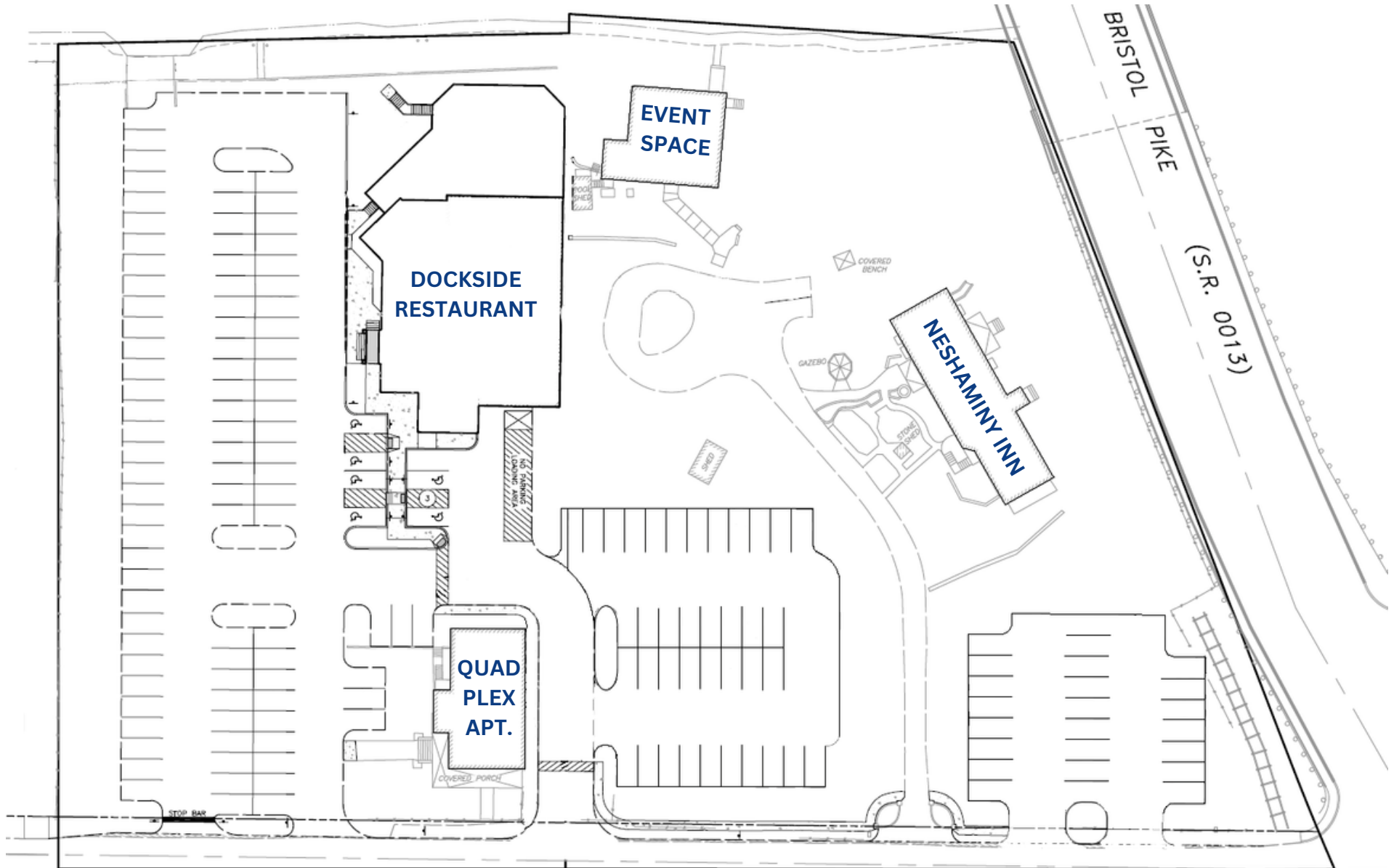


YEAR BUILT/RENOVATED	1900
SQUARE FOOTAGE	3,480 SF
UNITS	4
ANNUAL INCOME	\$48,000
MO. RENTAL INCOME	\$4,000 (\$1,000 per apartment)
ACCESS POINTS	Direct road access from Bristol Pike and Totem Road, boat access from Neshaminy Creek and Delaware River





# SITE PLAN





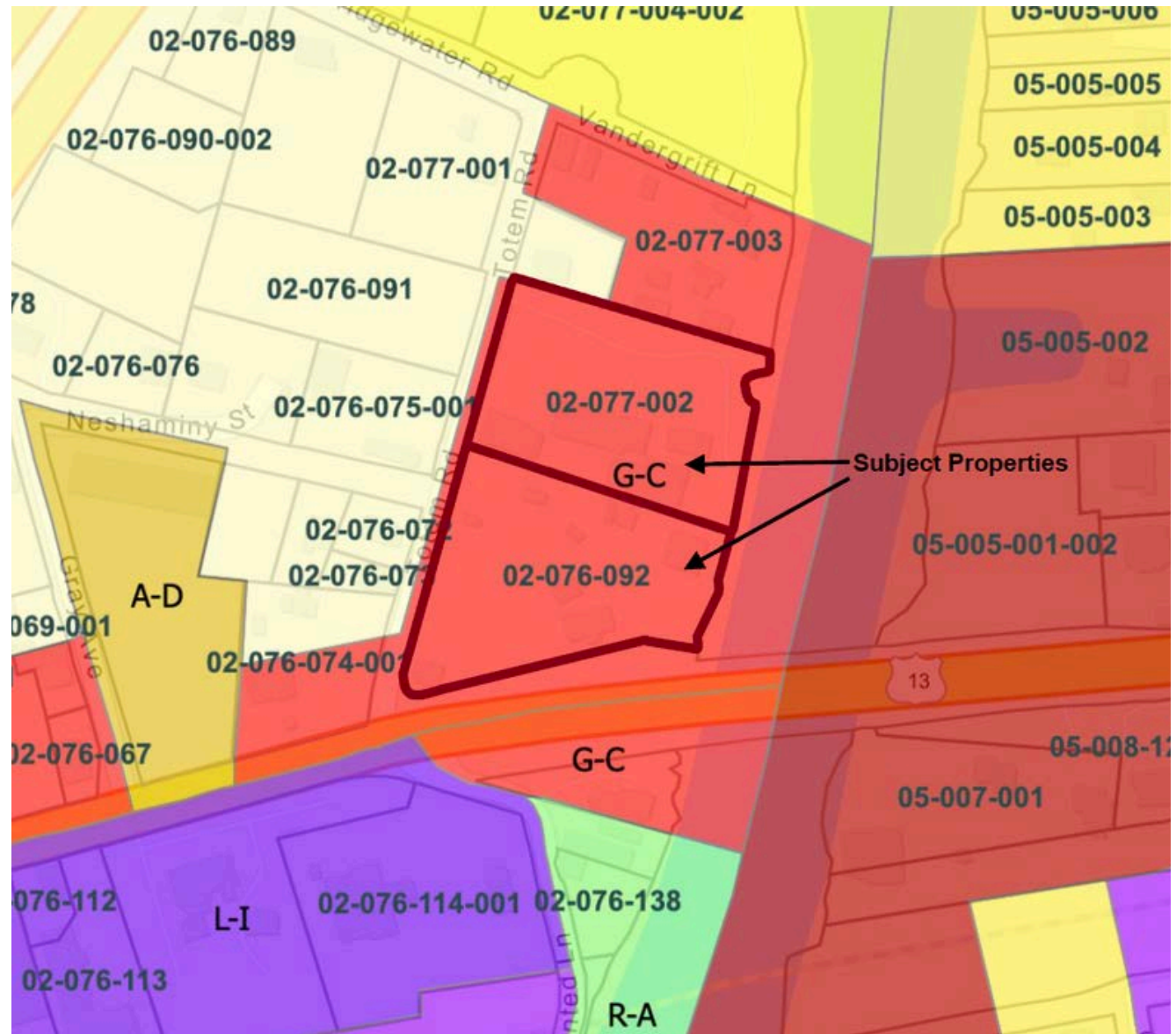
# DEVELOPMENT ZONING



Dockside Restaurant is prominently outlined in red on the development zoning map, encompassing two parcels zoned as G-C (General Commercial).

The G-C zoning classification is designated to meet the specific needs of retail commercial establishments that cater not only to the surrounding community but also to out-of-town travelers and shoppers. This zoning aims to encourage attractive and compact retail development in strategic locations that are both close to local residences and near major thoroughfares or arterial roads, ensuring ease of access for a wide customer base.

Positioned in a G-C district, Dockside benefits from a location that is ideal for fostering both local convenience and regional appeal, making it a well-suited commercial property for continued growth and customer engagement.





# SITE PLAN





## PROPERTY FEATURES



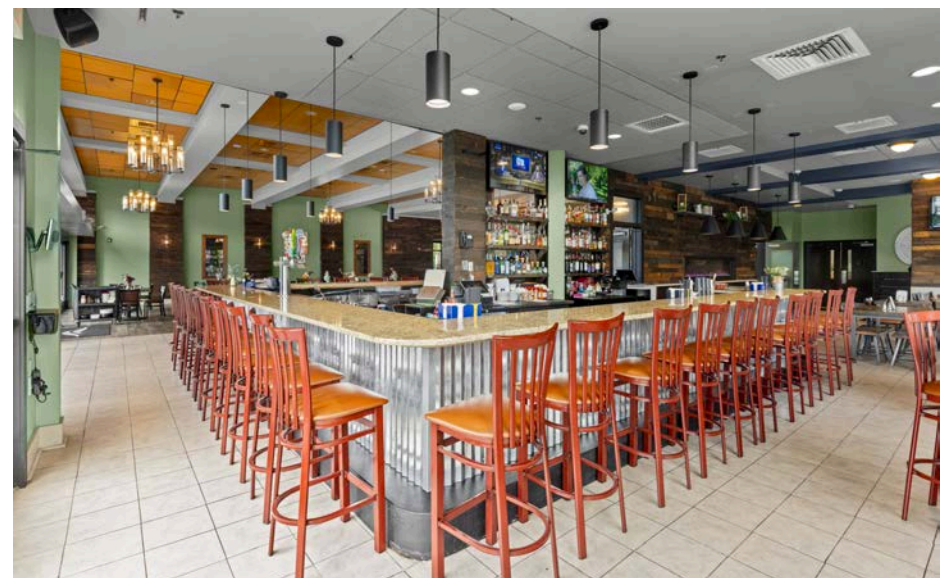


## PROPERTY FEATURES



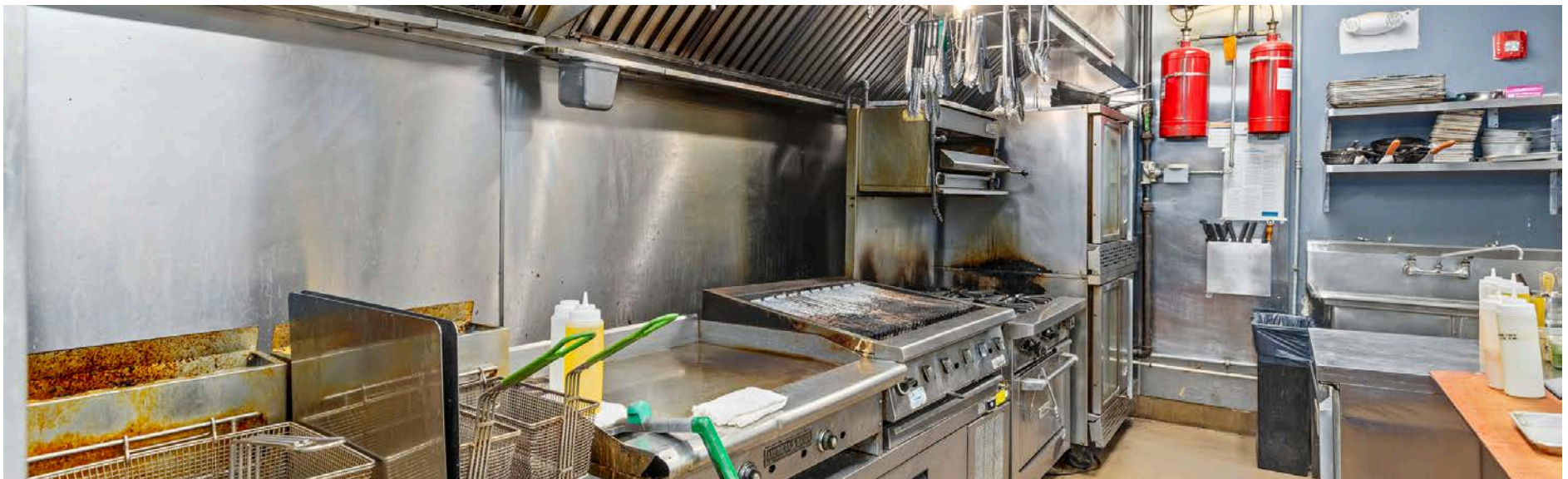


# PROPERTY FEATURES





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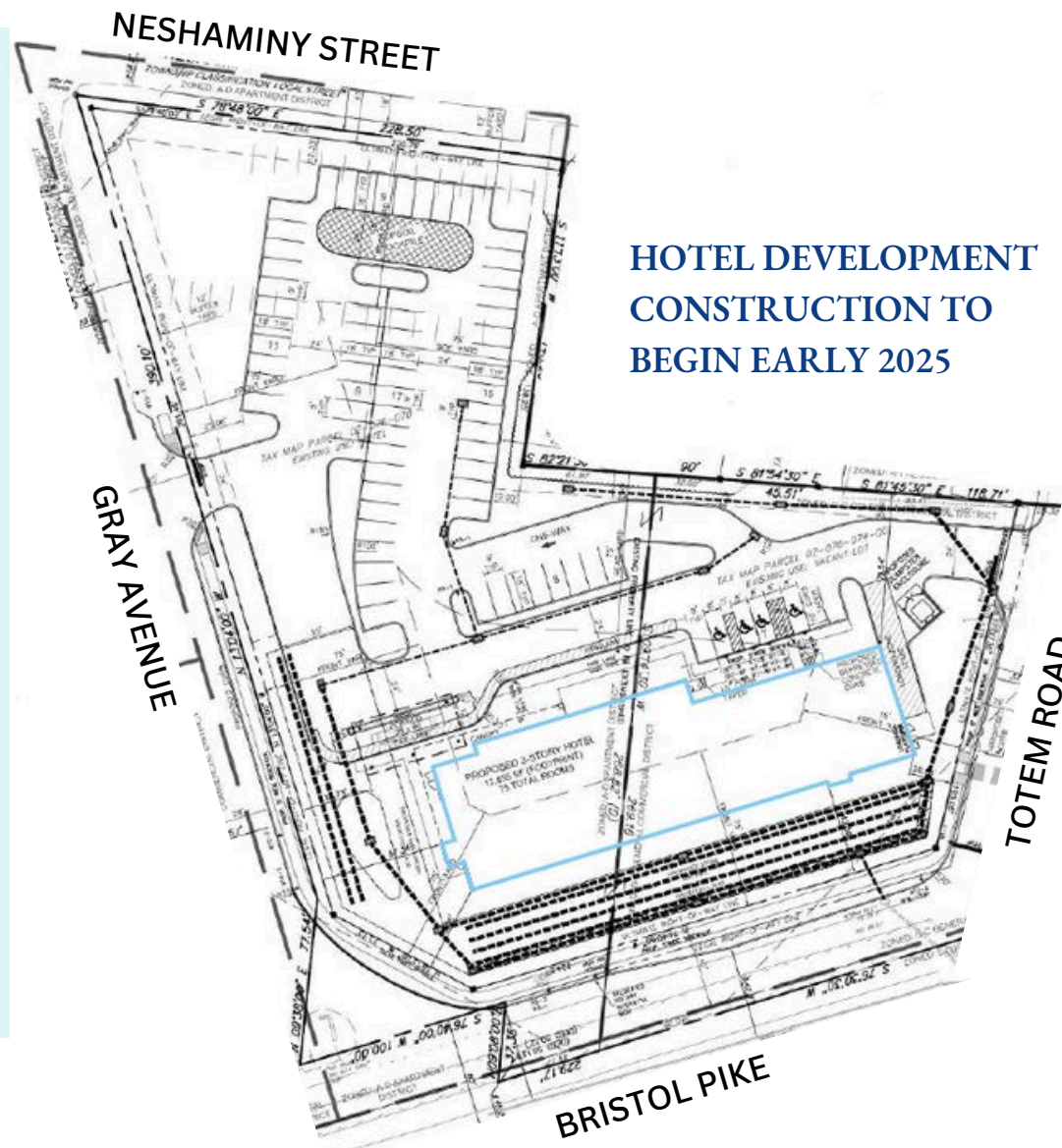
# HOTEL DEVELOPMENT

Across the street, at 4000 Bristol Pike, a three-story, 75-room hotel has been approved signaling significant investment and growth in the area. The hotel construction is set to start in the early months of 2025.

The addition of this hotel is expected to drive further economic activity, creating an increased demand for retail, services and housing in the immediate vicinity.

The hotel's location, right off heavily traveled Bristol Pike and just minutes from I-95, is expected to be a major traffic driver, increasing the area's profitability.

The strategic positioning will capitalize on the upward trajectory of the local market.



DOCKSIDE  
RESTAURANT



# DEMOGRAPHICS

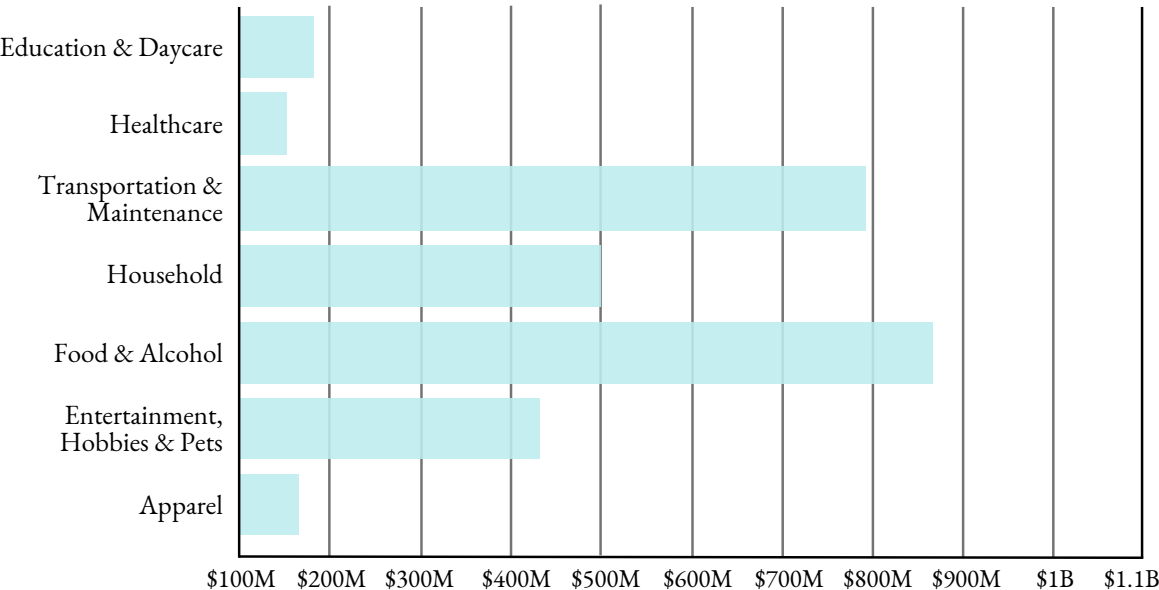


The Bensalem market as of Q3 2024 has a strong and diverse consumer base with average household incomes between \$92,412 and \$103,818, supporting a population of 33,825 to 907,844 and 12,709 to 341,050 households within a 2, 5, and 10 mile radius (shown in the chart below).

In 2024, spending is robust across key sectors: over \$150 million on education and daycare, \$150 million on healthcare, \$790 million on transportation, \$500 million on household expenses, \$850 million on food and alcohol, and \$400 million on entertainment and hobbies all in which are shown in the Consumer Spending chart.

This diversified spending drives local economic growth, supporting businesses, jobs, and community development across multiple industries.

## Consumer Spending



	2 Miles	5 Miles	10 Miles
Avg. HH Income	\$92,412	\$96,376	\$103,818
2024 Population	33,825	253,876	907,844
2024 Households	12,709	96,683	341,050



## RETAILER MAP

Dockside Restaurant in Bensalem is conveniently located near several national retailers, all within a 10-minute drive. The nearby Jefferson Ward Shopping Center, home to Kohl's, and Brookwood Shopping Center, featuring Burger King, are easily accessible via Route 132. Additionally, Parx Casino, a popular local attraction, is just an 11-minute drive away. For travelers, Philadelphia International Airport is a quick 40-minute drive via I-95, making Dockside an ideal spot for both locals and visitors.



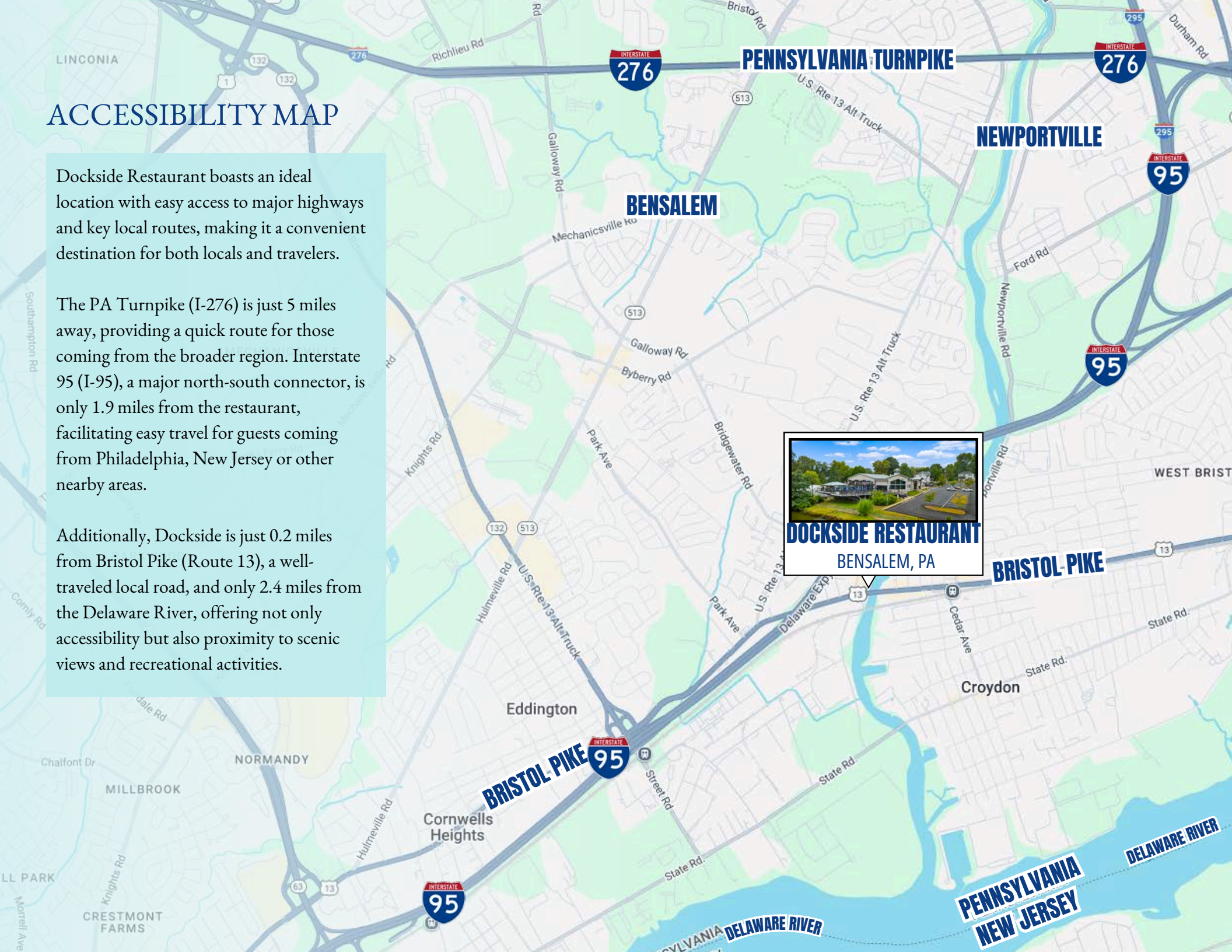


## ACCESSIBILITY MAP

Dockside Restaurant boasts an ideal location with easy access to major highways and key local routes, making it a convenient destination for both locals and travelers.

The PA Turnpike (I-276) is just 5 miles away, providing a quick route for those coming from the broader region. Interstate 95 (I-95), a major north-south connector, is only 1.9 miles from the restaurant, facilitating easy travel for guests coming from Philadelphia, New Jersey or other nearby areas.

Additionally, Dockside is just 0.2 miles from Bristol Pike (Route 13), a well-traveled local road, and only 2.4 miles from the Delaware River, offering not only accessibility but also proximity to scenic views and recreational activities.





*Dockside* | BENSALEM, PA

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