



HISTORIC

FOR SALE

FREDERICK RESTAURANT & REAL ESTATE

105-115 N. MARKET STREET | FREDERICK, MARYLAND 21701



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- Generational opportunity to own the former, iconic “Firestone’s Culinary Tavern” in Historic Downtown Frederick
- Sale includes real estate and FF&E of the former Firestone’s, Sidecar Bar and Market on Market
- Multi-story and multi-purpose layout allows for diverse revenue streams
- 1.9M visitors to Frederick County in 2022, leading to over \$518M in expenditures ([Source](#))
- Heavy “value-add” potential to expand usable footprint of buildings, add live entertainment, etc.
- Existing food and beverage infrastructure and furniture
- Two (2) newly renovated residential units provide additional income

105-107:

12,224 SF ± (4 LEVELS)

113-115:

2,552 SF ± (2 LEVELS)

YEAR BUILT:

1850/1886 (RENOVATED 2015)

TRAFFIC COUNT:

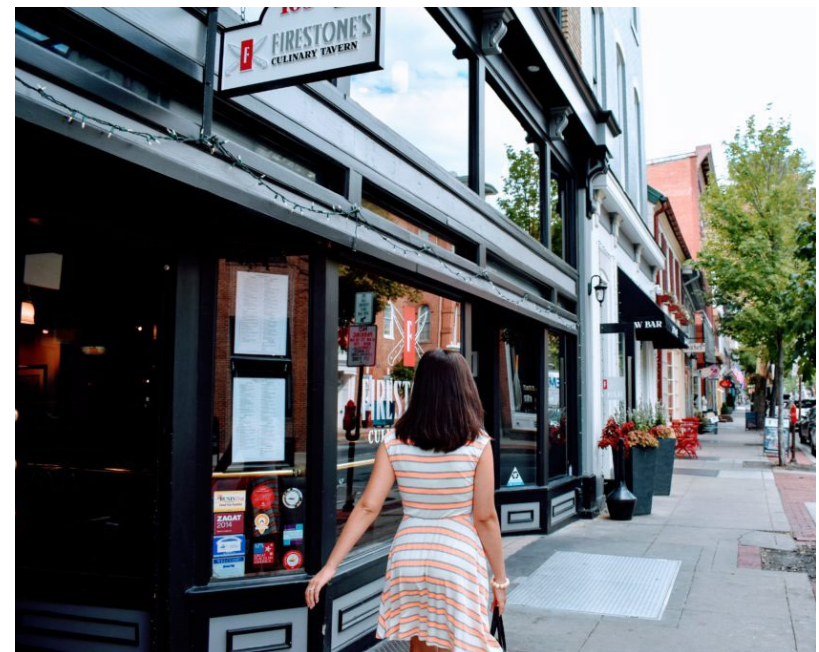
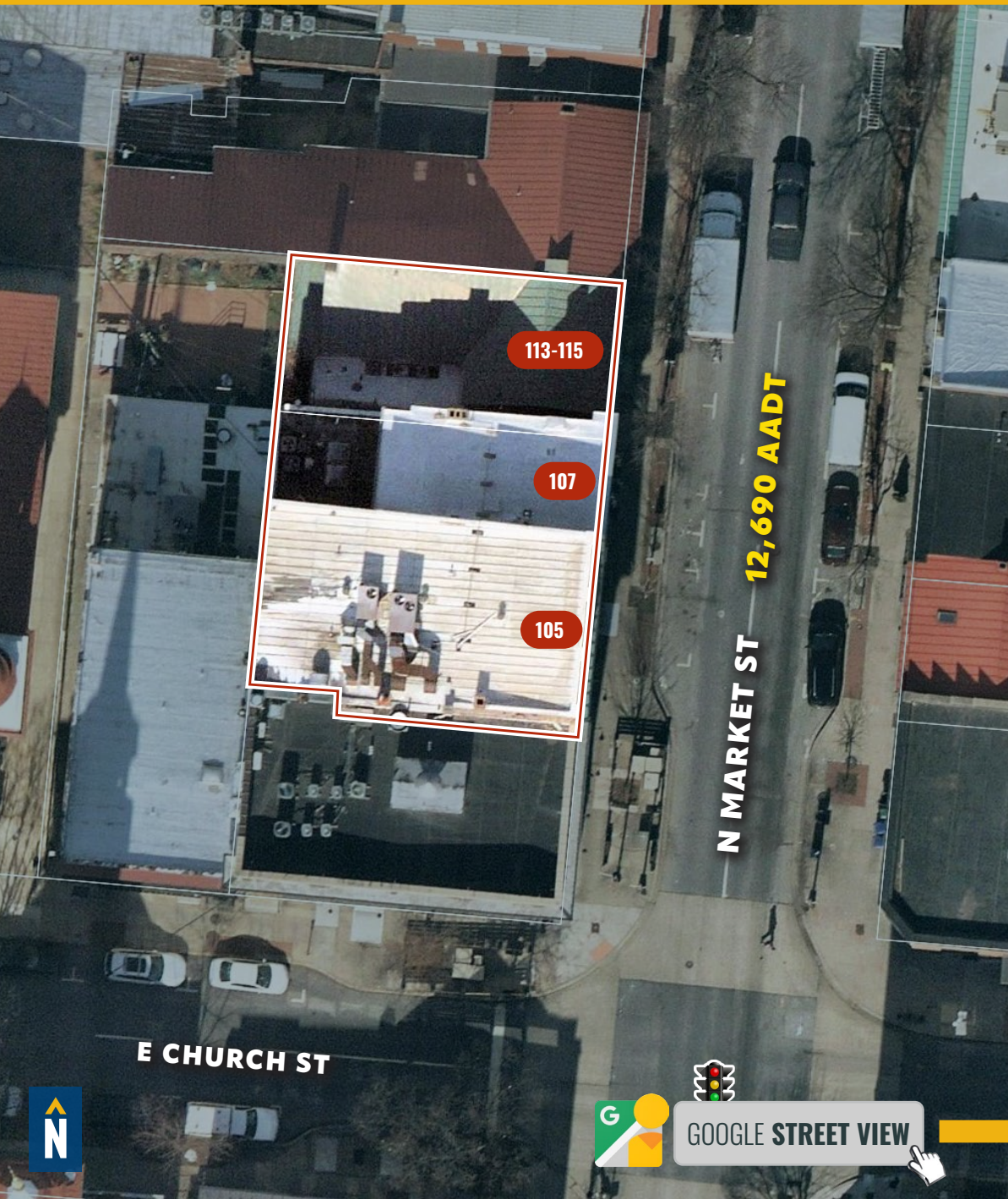
12,690 AADT (N. MARKET ST.)

ZONING:

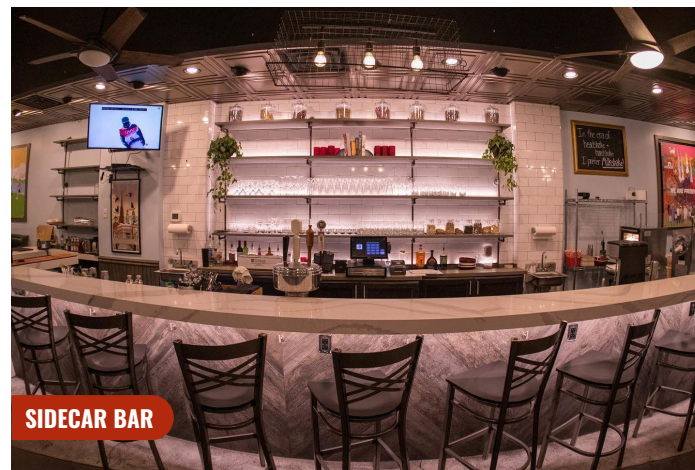
DB (DOWNTOWN COMMERCIAL/RES.)



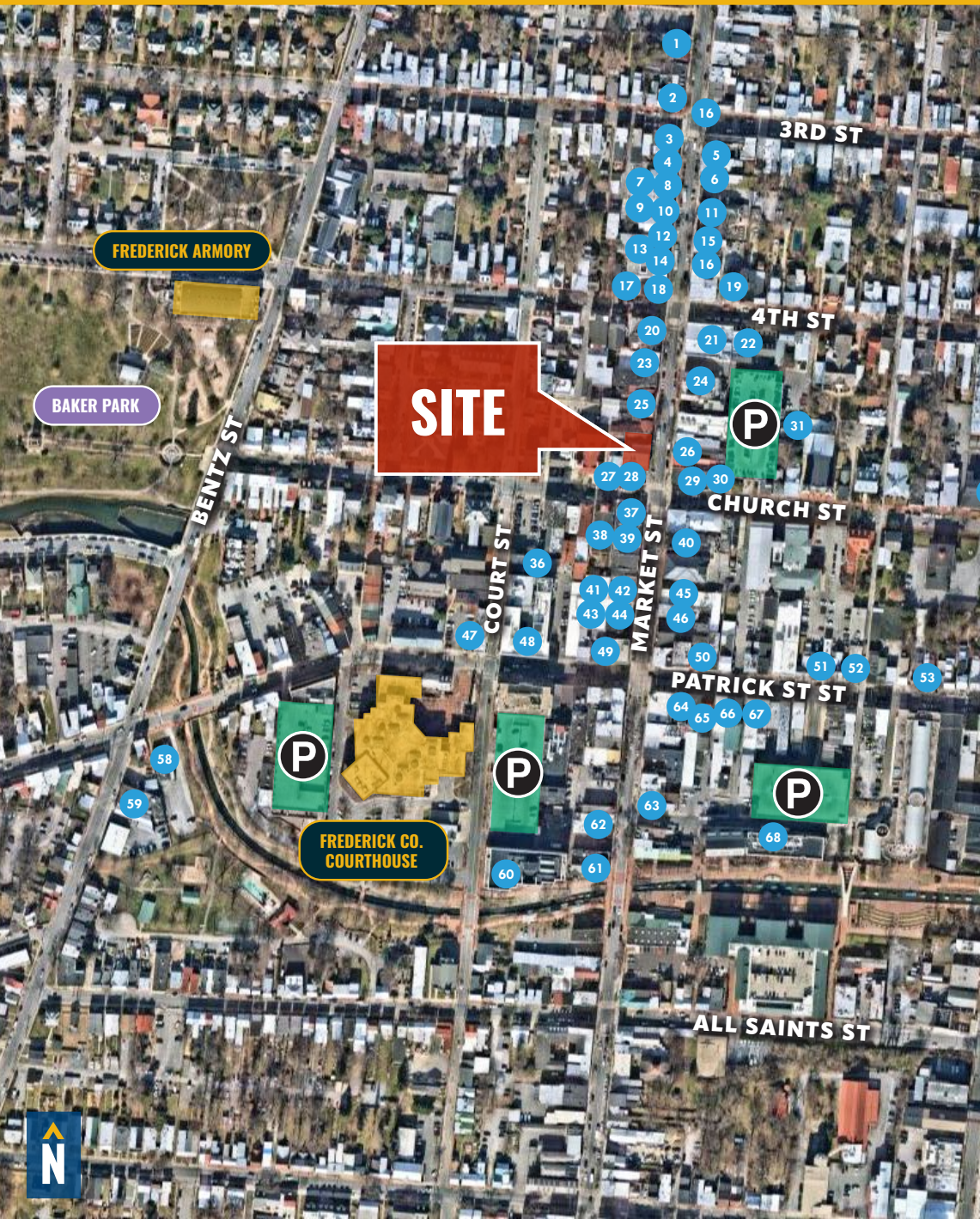
AERIAL



ADDITIONAL PHOTOS



DOWNTOWN FREDERICK



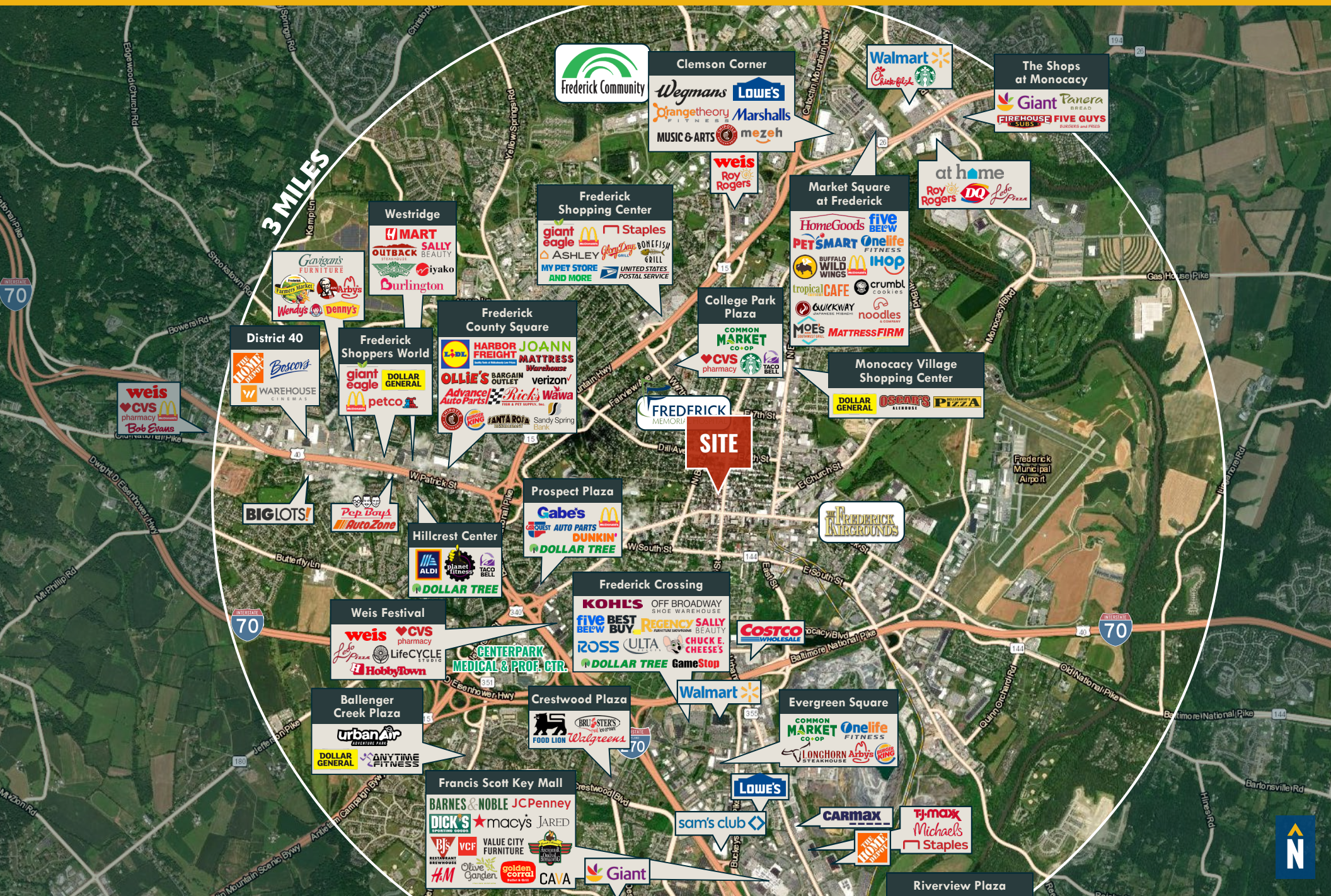
- 1 OLDE TOWNE TAVERN
- 2 UP ON MARKET BISTRO & INN
- 3 BLOOM ASIAN HAUS
- 4 NORTH MARKET POP SHOP
- 5 ANOTHER SLICE OF CAKE
- 6 EMBARK SKATEBOARD SHOP
- 7 HIPPIY CHICK HUMMUS
- 8 WHEEL BASE BIKES
- 9 VINIFEROUS
- 10 CHAPPELLE & CO.
- 11 THE ORDINARY HEN
- 12 THE KITCHENETTE
- 13 BUSHWALLER'S
- 14 CREME DE LA CREME
- 15 LOVE: LEBHERZ OIL & VINEGAR
- 16 PRETZEL & PIZZA CREATIONS
- 17 MAGOO'S PUB & EATERY
- 18 VELVET LOUNGE
- 19 THE FREDERICK CENTER
- 20 ALICIA L BOUTIQUE
- 21 MAGPIE FIBERS
- 22 WOODSBORO BANK
- 23 AGAVE 137 TEQUILA BAR & KITCHEN
- 24 BREWER'S ALLEY
- 25 ZOE'S CHOCOLATE CO.

- 26 STARBUCKS
- 27 SAPPORO II JAPANESE RESTAURANT
- 28 THE TASTING ROOM
- 29 CELLAR DOOR RESTAURANT
- 30 JULIET'S ITALIAN MARKET AND CAFE
- 31 WHITE RABBIT GASTROPUB
- 32 YMCA
- 33 WYE OAK TAVERN
- 34 FREDERICK FUDGE & ICE CREAM
- 35 FREDERICK COFFEE CO. & CAFE
- 36 M&T BANK
- 37 ORCHARD RESTAURANT
- 38 SONA BANK
- 39 SERENDEPITY ON MARKET
- 40 ISABELLA'S TAVERNA & TAPAS BAR
- 41 LOU LOU BOUTIQUE
- 42 PERFECT TRUFFLE
- 43 BRICK AND MORTAR MERCANTILE
- 44 MIDDLETOWN VALLEY BANK
- 45 CACIQUE RESTAURANT
- 46 TSUNAMI
- 47 CRABAPPLES DELICATESSEN
- 48 THE PERFECT BLEND CAFE
- 49 SPIN THE BOTTLE WINE COMPANY
- 50 SABOR DE CUBA

- 51 BEANS & BAGELS
- 52 MAXWELL'S BURGERS & SHAKES
- 53 CUCINA MASSI
- 54 HOFFMAN BROTHERS ICE CREAM
- 55 US POSTAL SERVICE
- 56 TEMP DI PASTA
- 57 SANCTUARY MODERN KITCHEN
- 58 LE LUNA BAKERY & CAFE
- 59 BENTZTOWN
- 60 FREDERICK SOCIAL

- 61 HOOTCH AND BANTER
- 62 SHUCKIN' SHACK OYSTER BAR
- 63 WAG'S RESTAURANT
- 64 CAFE NOLA
- 65 LAZY FISH
- 66 DELIZIA CAFE
- 67 JOJO'S RESTAURANT & TAP HOUSE
- 68 THE WINE KITCHEN ON THE CREEK
- 69 STEINHARDT BREWING COMPANY
- 70 IDIOM BREWING CO.

FREDERICK REGIONAL TRADE AREA



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



14,032

87,720

139,440

DAYTIME POPULATION



24,491

111,454

155,344

AVERAGE HOUSEHOLD INCOME



\$110,242

\$116,467

\$130,885

NUMBER OF HOUSEHOLDS



6,391

34,571

53,126

MEDIAN AGE

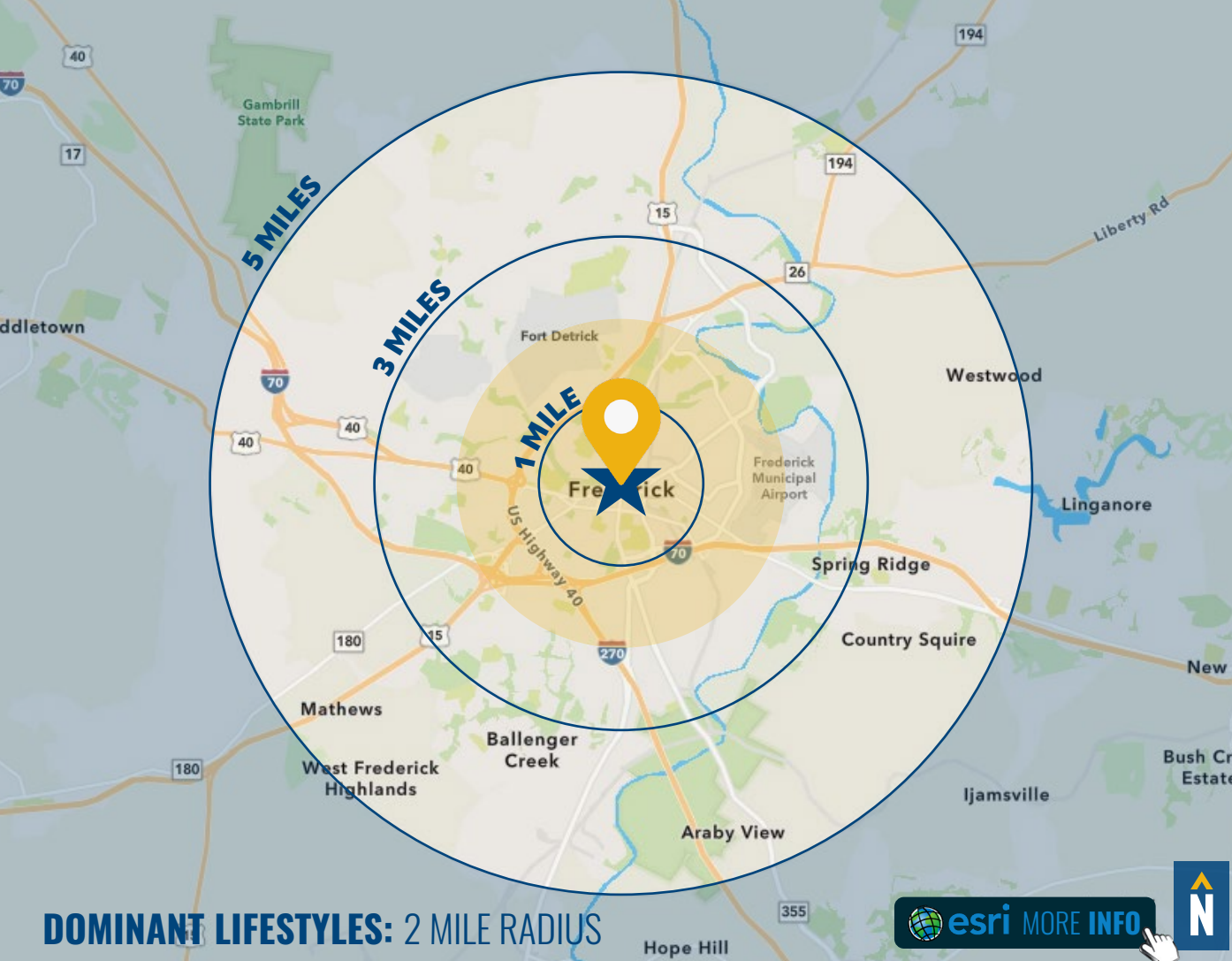


39.3

36.2

37.4

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

16%
BRIGHT YOUNG
PROFESSIONALS



These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**

Median Household Income: **\$54,000**

13%
EMERALD CITY



Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

Median Age: **37.4**

Median Household Income: **\$59,200**

12%
PARKS
AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**

Median Household Income: **\$60,000**

FOR MORE INFO **CONTACT:**



HENRY DEFORD

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4861

HDEFORD@mackenziecommercial.com



TIM HARRINGTON

VICE PRESIDENT

410.494.4855

TIMHARRINGTON@mackenziecommercial.com



COREY CAPUTO

SENIOR REAL ESTATE ADVISOR

410.879.7329

CCAPUTO@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.