

FOR SALE

Baltimore City, Maryland

FEDERAL HILL RESTAURANT

13 E. RANDALL STREET
BALTIMORE, MARYLAND 21230



Henry Deford | Vice President

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

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FOR SALE

Baltimore City, Maryland

TURN-KEY NEIGHBORHOOD RESTAURANT/BAR

13 E. RANDALL STREET | BALTIMORE, MARYLAND 21230

BUILDING SIZE

1,750 sf (2 stories)

YEAR BUILT

1875 (Full Renovation 2015)

LIQUOR LICENSE

Class "D" Tavern Liquor License

TOTAL SEATING

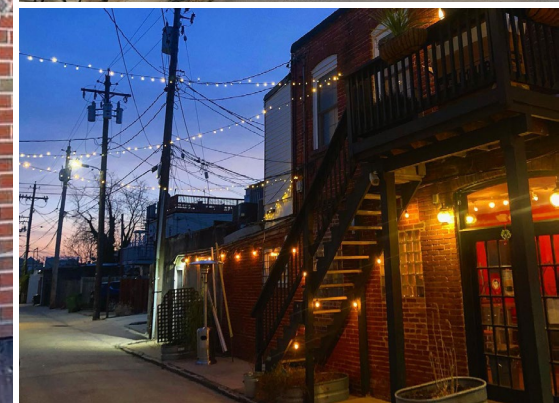
47 (Bar Area: 19, Dining: 28, Outdoors: 12 ±)

SALE PRICE

\$500,000

HIGHLIGHTS

- ▶ Prime S. Baltimore/Federal Hill neighborhood bar/restaurant
- ▶ Sold turn-key with all FF&E and Class "D" Liquor License
- ▶ 2015 full building renovation
- ▶ 1,750 sf on two (2) levels with outdoor seating
- ▶ Stylish 2nd floor 1 BR apartment (can be owner occupied or rented)
- ▶ Walking distance to stadiums, the waterfront, and high density residential population



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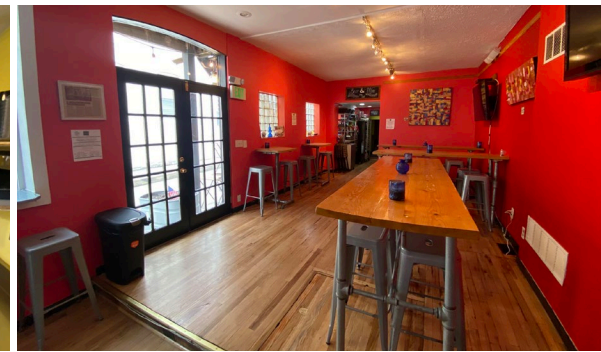
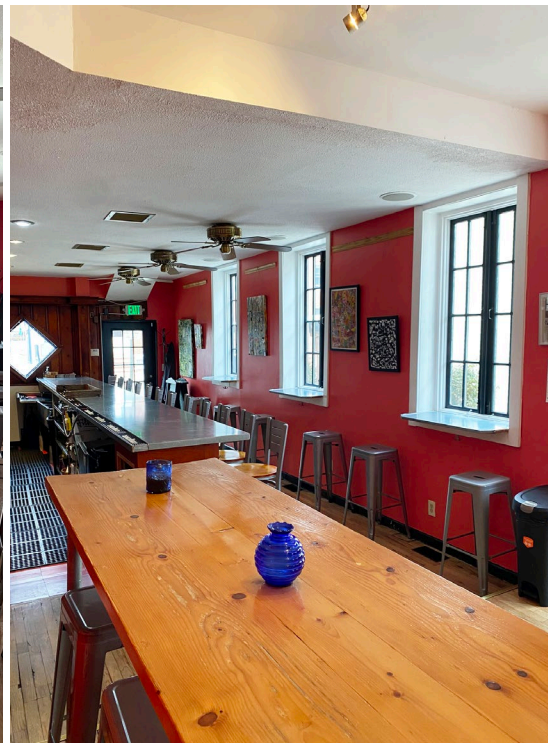
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INTERIOR PHOTOS: BAR/RESTAURANT

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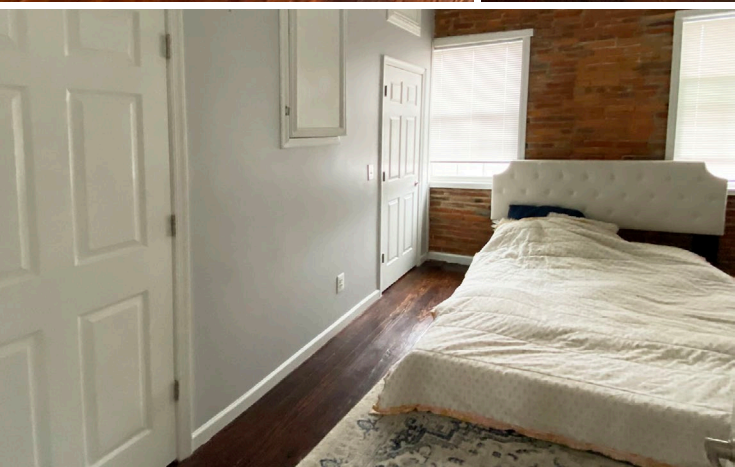
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INTERIOR PHOTOS: 1 BEDROOM APARTMENT

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FOR SALE

Baltimore City, Maryland

BALTIMORE/INNER HARBOR TRADE AREA

13 E. RANDALL STREET | BALTIMORE, MARYLAND 21230



FOR SALE

Baltimore City, Maryland

IMMEDIATE TRADE AREA

13 E. RANDALL STREET | BALTIMORE, MARYLAND 21230



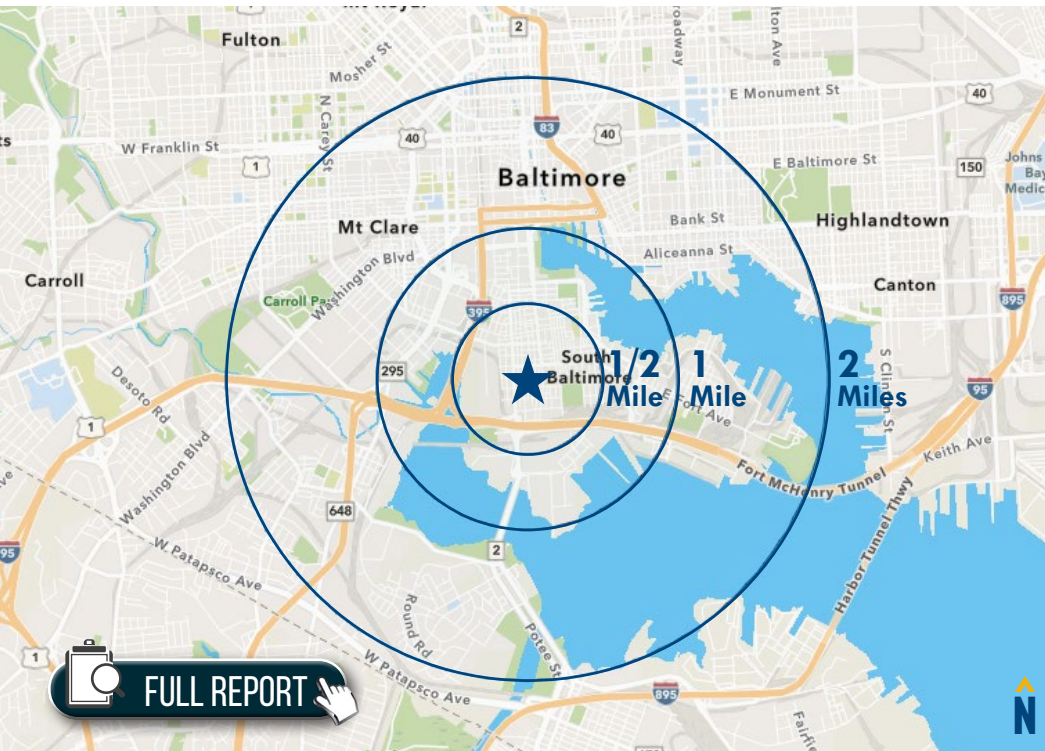
- 1 AJ'S ON HANOVER
- 2 DELIA FOLEY'S
- 3 MUIR'S TAVERN
- 4 SHOYOU SUSHI
- 5 DON'T KNOW TAVERN
- 6 IDLE HOUR
- 7 SOUTHSIDE SALOON
- 8 MINDPUB CAFE
- 9 CAPTAIN LARRY'S
- 10 BARFLY'S
- 11 KOBA CAFE
- 12 SHOTTI'S POINT
- 13 RIVERSIDE TAPHOUSE
- 14 HAIR OF THE DOG
- 15 ROWAN TREE
- 16 THE CRAZY CRAB BAG
- 17 HOMESLYCE
- 18 PAPI CUISINE
- 19 HERSH'S

FOR SALE

Baltimore City, Maryland

LOCATION / DEMOGRAPHICS (2022)

13 E. RANDALL STREET | BALTIMORE, MARYLAND 21230



FULL REPORT

RESIDENTIAL POPULATION 10,966 .5 MILES 19,592 1 MILE 86,201 2 MILES	NUMBER OF HOUSEHOLDS 5,424 .5 MILES 10,449 1 MILE 43,524 2 MILES	AVERAGE HH SIZE 2.02 .5 MILES 1.86 1 MILE 1.92 2 MILES	MEDIAN AGE 32.7 .5 MILES 35.6 1 MILE 33.9 2 MILES
AVERAGE HH INCOME \$157,942 .5 MILES \$168,822 1 MILE \$120,525 2 MILES	EDUCATION (COLLEGE+) 83.8% .5 MILES 85.0% 1 MILE 71.2% 2 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 99.0% .5 MILES 98.3% 1 MILE 96.3% 2 MILES	DAYTIME POPULATION 9,296 .5 MILES 24,987 1 MILE 179,719 2 MILES

50% METRO RENTERS
TO MIN. WALK

The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

1.67
AVERAGE HH SIZE

32.5
MEDIAN AGE

\$67,000
MEDIAN HH INCOME

[LEARN MORE](#)

30% EMERALD CITY
TO MIN. WALK

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.

2.06
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$59,200
MEDIAN HH INCOME

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10% LAPTOPS AND LATTES
TO MIN. WALK

These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

1.87
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$112,200
MEDIAN HH INCOME

[LEARN MORE](#)

9% CITY COMMONS
TO MIN. WALK

Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

2.67
AVERAGE HH SIZE

28.5
MEDIAN AGE

\$18,300
MEDIAN HH INCOME

[LEARN MORE](#)



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