



FOR **LEASE**

**2ND GEN. RESTAURANT**

**HISTORIC CLIPPER MILL/HAMPDEN:**

**1518-1520 CLIPPER ROAD  
BALTIMORE, MARYLAND**





# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 6,000 SF  $\pm$  bar/restaurant available for lease
- Approximately 190 seats, including 50 in the first floor dining room, 80 in the bar and 60 in the second floor dining room (with outdoor seating for an additional 34 patrons)
- Class "B" 7-Day 2AM Beer, Wine, Liquor License
- Historic mill building loaded with charm and character
- Full service commercial kitchen with multiple pizza ovens
- Ample on-site parking
- Located in historic Clipper Mill/Hampden
- Adjacent to Whitehall Mill, a 3-story apartment complex with 28 units, and home of True Chesapeake (150-seat restaurant)
- Convenient access to I-83

BUILDING SIZE:

6,000 SF  $\pm$  (ABOVE GRADE)

LOT SIZE:

.66 ACRES  $\pm$

RENTAL RATE:

NEGOTIABLE











GOOGLE STREET VIEW



CLIPPER MILL RD

ASH ST



PARKING



PARKING

CLIPPER RD





132,655 AADT







**Tower Square**

**Giant**  
Walgreens  
DUNKIN' Donuts • Mobile

**The Rotunda**

MOM'S Organic Market  
WAREHOUSE CINEMAS  
Starbucks  
Local 1  
PURE  
MOD  
BB  
ME moby dick  
pure barre  
corepower YOGA  
ChoiceOne URGENT CARE

**ROYAL FARMS**

**wicked sisters**

**HAMPDEN**

**GUILFORD**

**DOUBLE TREE**

**WOODBERRY/  
CLIPPER MILL**

**WOODBERRY KITCHEN**

**CrossFit**

**ARTIFACT COFFEE**  
BLUE PIT BBQ

**LA CUCHARA**  
NAVERLY BREWING CO.

**SITE**

**SKATE PARK**  
OF BALTIMORE

**TRUE CHESAPEAKE**

**SCPA**

**"The Avenue"**

W 36TH ST

AVENUE sprout CATALOG COFFEE  
Liquor Flavors the airthouse THE URBAN OYSTER  
THE FOOD MARKET M&T Bank TRUIST  
ROYAL FARMS hawt OBD BANK SOUVLAKI  
Gino WINE WHATNOTS

**JOHNS HOPKINS UNIVERSITY**

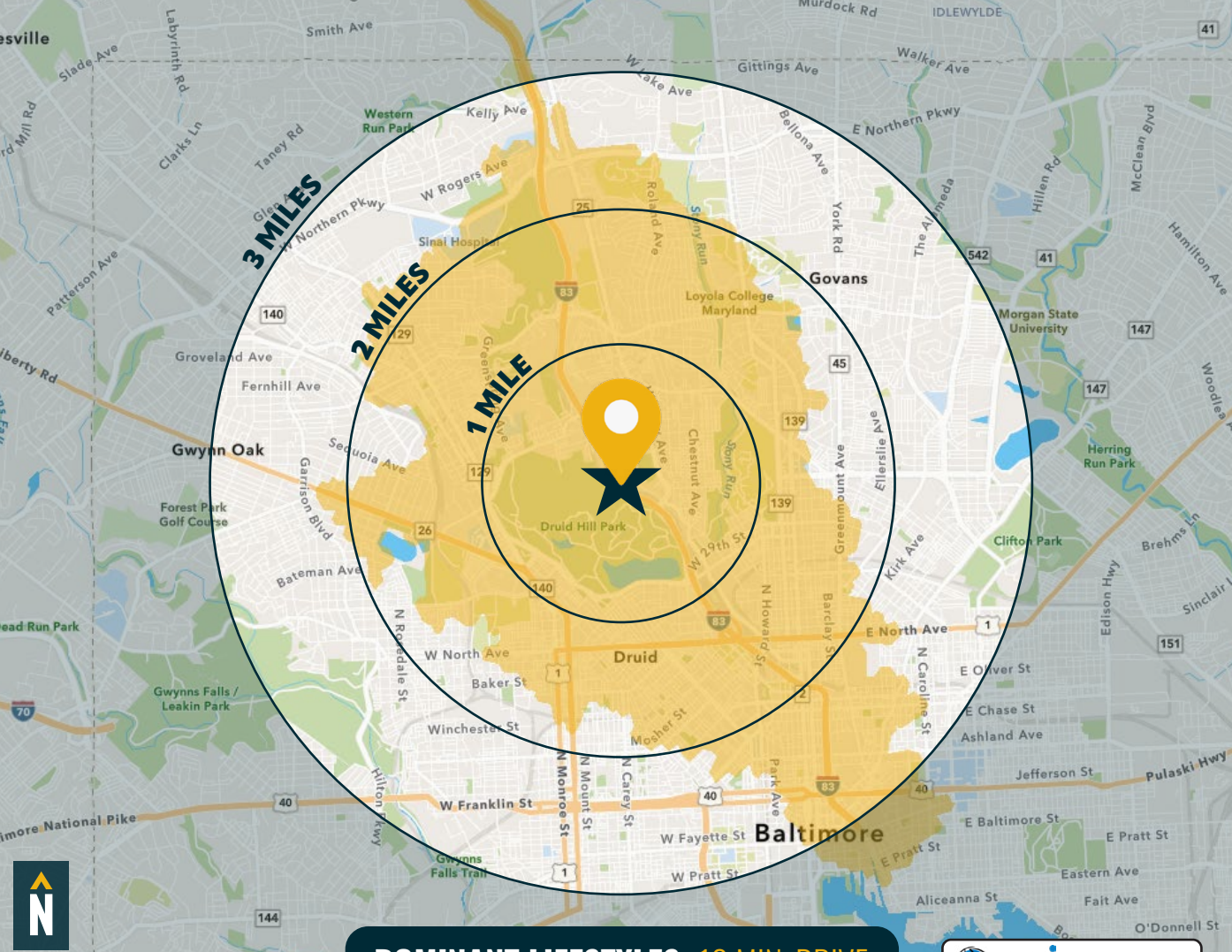
**BARNES & NOBLE**  
honeygrain  
CITY'S MARKET

**HOMWOOD**

**MARYLAND ZOO**

**DRUID PARK**





**DOMINANT LIFESTYLES: 10 MIN. DRIVE**

 **esri** MORE INFO

**23% METRO RENTERS**

**MEDIAN**  
**AGE: 32.9**  
**HH INCOME: \$94,766**



These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

**15% EMERGING HUB**

**MEDIAN**  
**AGE: 36.0**  
**HH INCOME: \$70,456**



Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

**14% INDEPENDENT CITYSCAPES**

**MEDIAN**  
**AGE: 39.3**  
**HH INCOME: \$26,555**



Members of these communities are mainly single individuals, female single parents raising young children, or family households without couples or children. They often shop at nearby discount and convenience stores.

# DEMOGRAPHICS

**2025**

**RADIUS:**

**1 MILE**

**2 MILES**

**3 MILES**

## RESIDENTIAL POPULATION



20,222

110,676

240,114

## DAYTIME POPULATION



19,591

107,090

290,010

## AVERAGE HOUSEHOLD INCOME



\$97,345

\$88,178

\$82,723

## NUMBER OF HOUSEHOLDS



10,377

51,189

110,078

## MEDIAN AGE



38.5

36.1

37.4

**FULL DEMOS REPORT**



# FOR MORE INFO CONTACT:

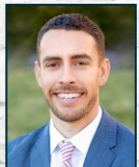


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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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