



FOR **SALE** OR **LEASE**

818 MARKET
CATONSVILLE, MARYLAND



OFFERED BY:

MACKENZIE

EXECUTIVE SUMMARY

Mackenzie Commercial Real Estate Services, LLC is pleased to offer the sale of 818 Market (818-820 Frederick Road), a unique three-story property housing a purpose-built restaurant, bar, wine shop, and market concept. Delivered new in 2020, the property is being sold fully outfitted with Class A improvements and furniture, fixtures and equipment (FF&E).

Seller financing may be available to qualified purchasers.

HIGHLIGHTS:

- » A total of 16,280 SF spread across 3 levels with rear parking lot
- » Fully outfitted: kitchen, refrigeration equipment, walk-ins, bar areas, display cases, beverage coolers, stainless prep areas, and product storage
- » Elevator service to all three levels plus scissor lift
- » Open concept dining plus private dining room and wine area
- » Well-designed lower level support area for storage, employees, additional restrooms, dry pantry and mechanicals
- » Full automation systems for music, security, HVAC monitoring and point-of-sale
- » Located in the heart of Historic Downtown Catonsville with 60+ feet of frontage along Frederick Road (MD Route 144)



THE OPPORTUNITY

The buyer of the **818 Market** will have a unique opportunity to **drive revenue** from three complimentary sources:

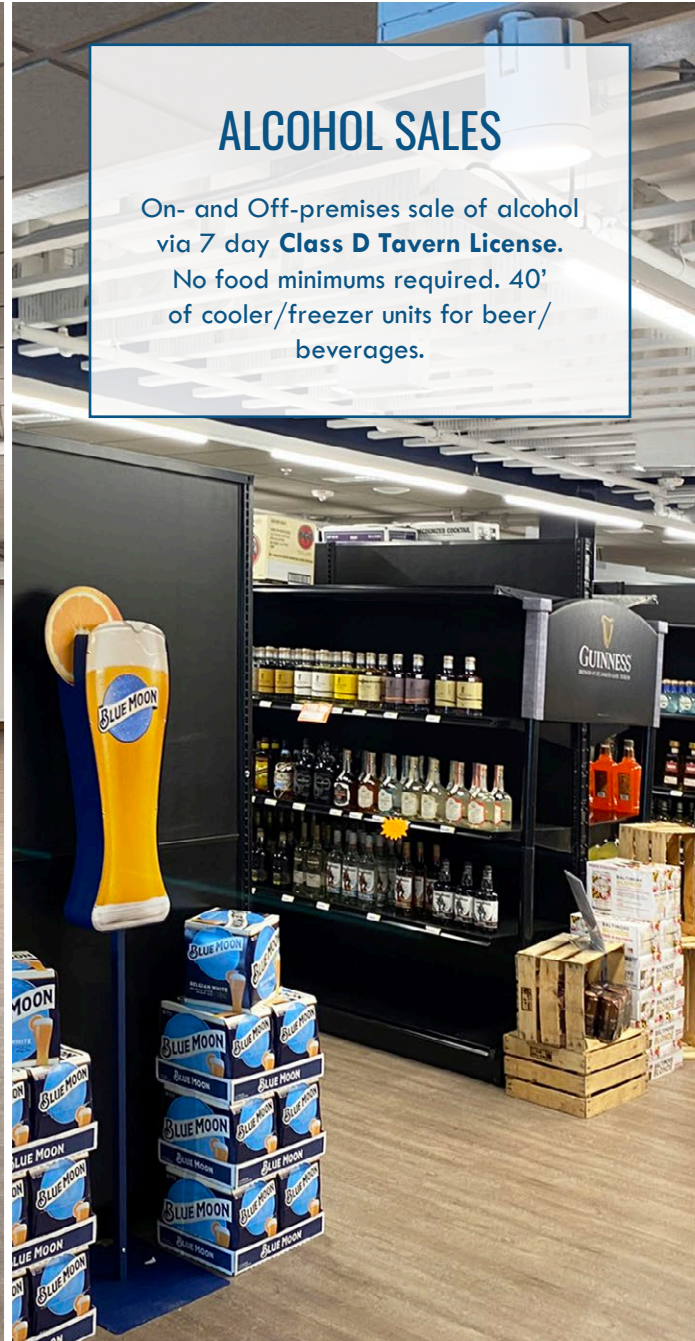
MARKET OPERATION

Coffee, bakery, deli, meat, cheese, sushi stations plus dry goods shelves for a variety of items. 40' of cooler/freezer units for chilled items. **Take-out window** for convenience.



ALCOHOL SALES

On- and Off-premises sale of alcohol via 7 day **Class D Tavern License**. No food minimums required. 40' of cooler/freezer units for beer/beverages.



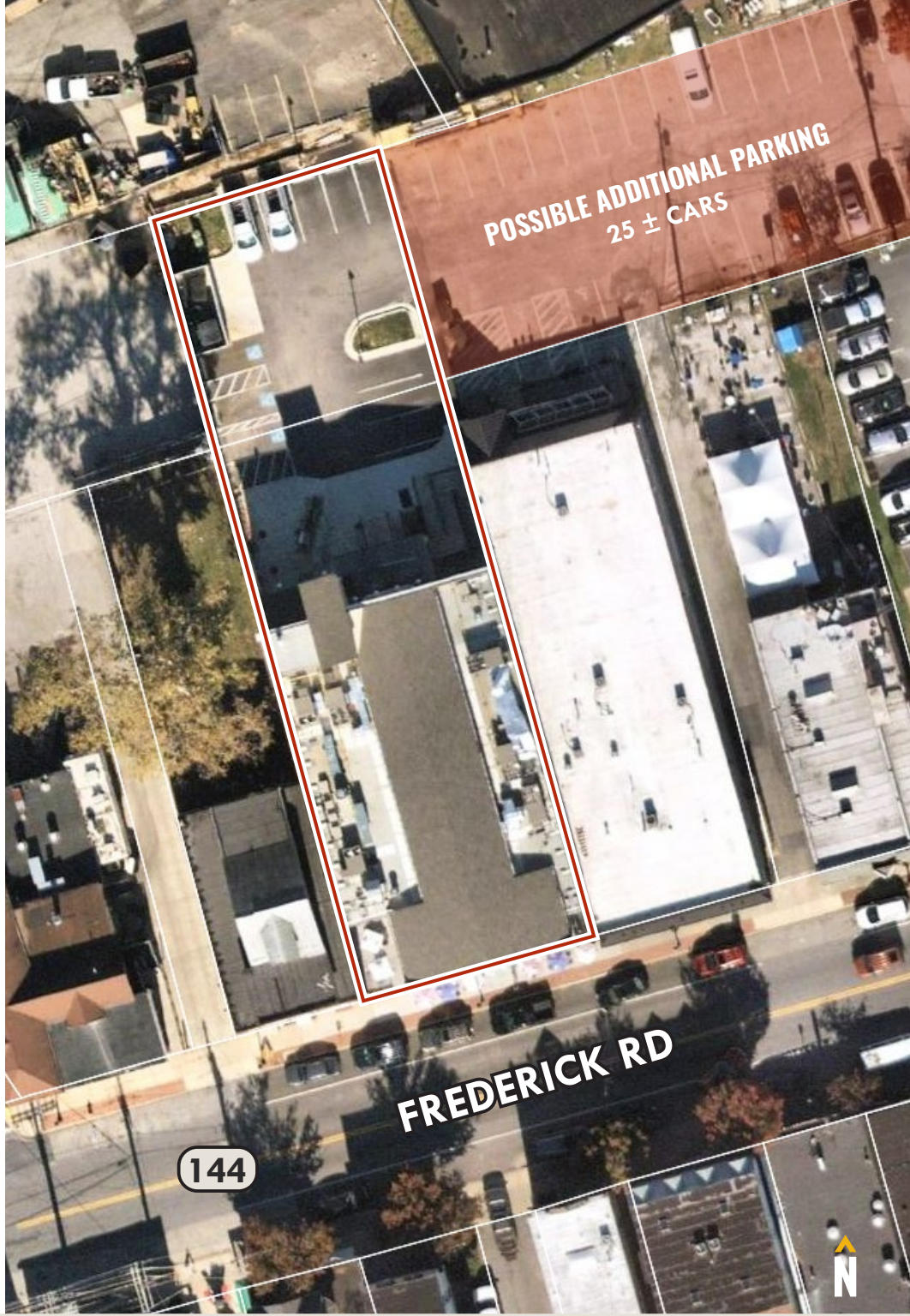
RESTAURANT

Fully furnished **120-seat restaurant** with seated bar, chef's kitchen with cooler space, private dining room, outdoor seating, elevator served.

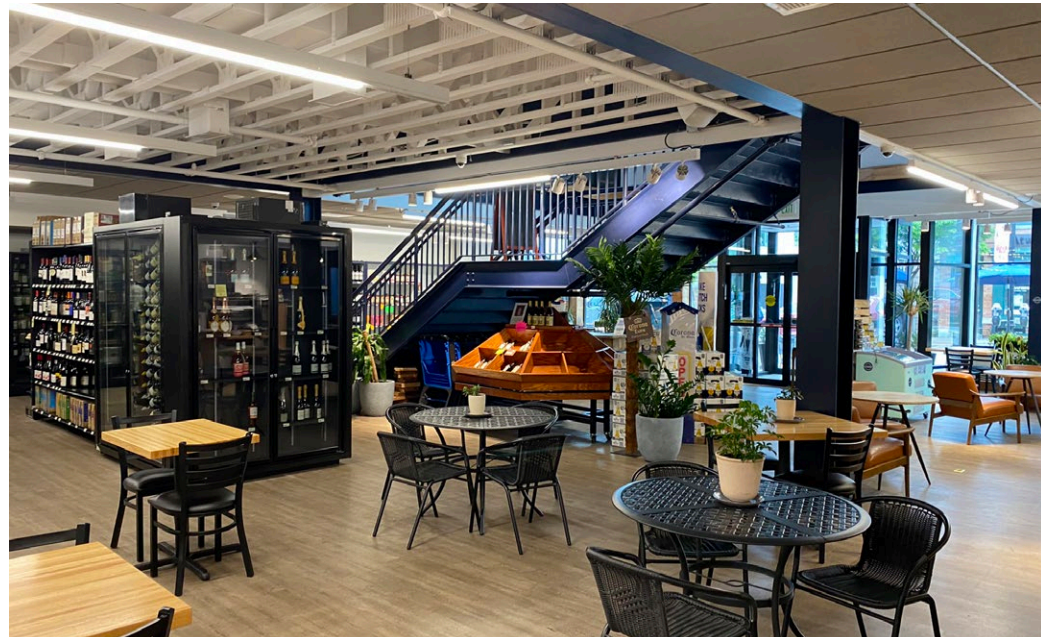
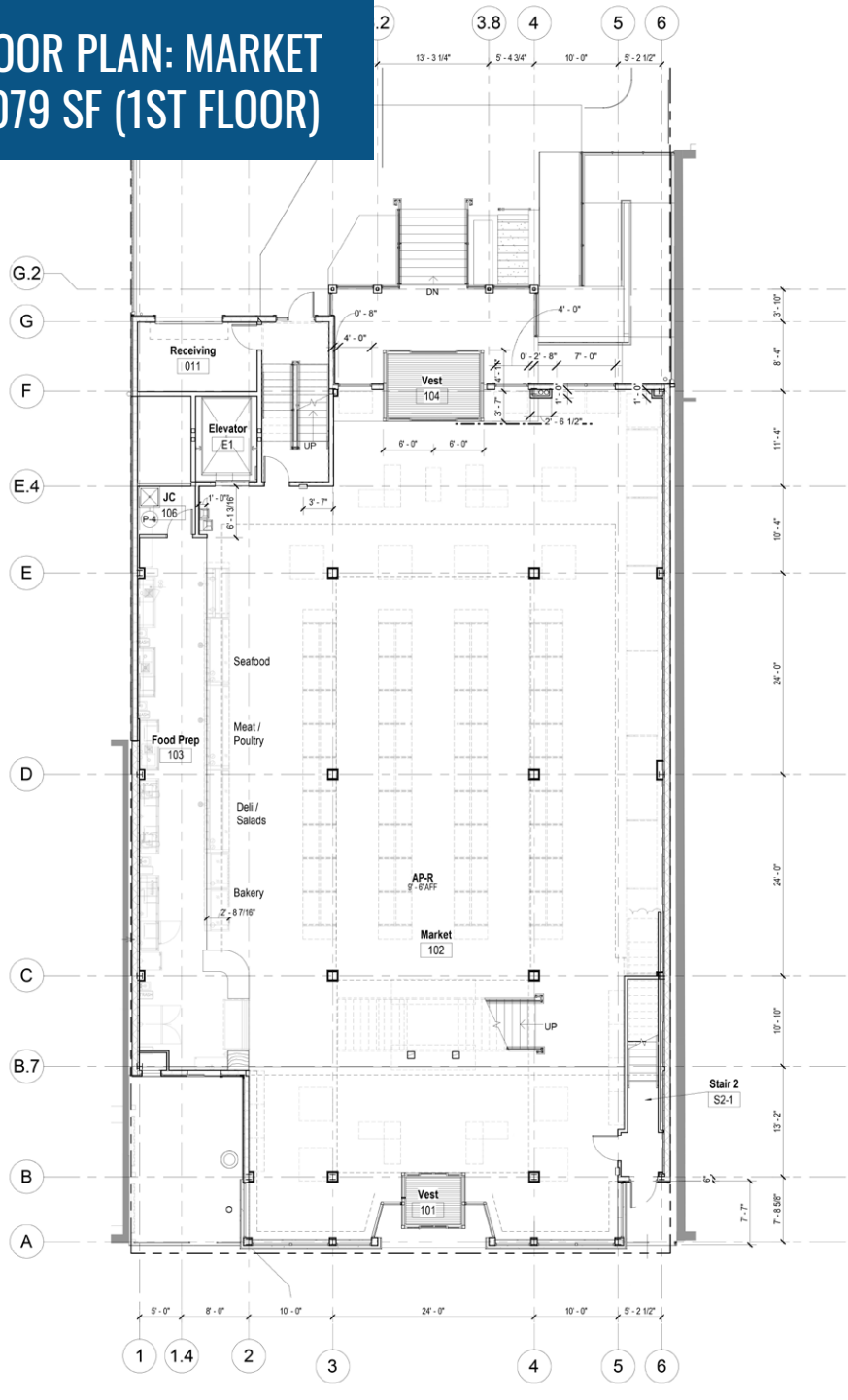


PROPERTY OVERVIEW

Address	818-820 Frederick Road Catonsville, MD 21228
Parcel ID	District - 01 Account Number - 0113551430
Map/Grid/Parcel	0101/0008/0240
Site Size	.23 Acres ±
Building Size	16,280 sf ± — <ul style="list-style-type: none"> » Lower Level: 4,788 SF » 1st Floor (Market): 6,079 SF » 2nd Floor (Restaurant): 5,414 SF
Levels	3 Stories
Year Built	2020
Construction	Concrete block
Liquor License	Class D: On & Off-Premise Sales of Beer, Wine, Liquor
Parking	8 standard, 3 handicap. Additional parking for 25 cars ± in adjacent lot under lease.
Zoning	BL CCC (Business Local - Commercial, Community Core District) Baltimore County, MD

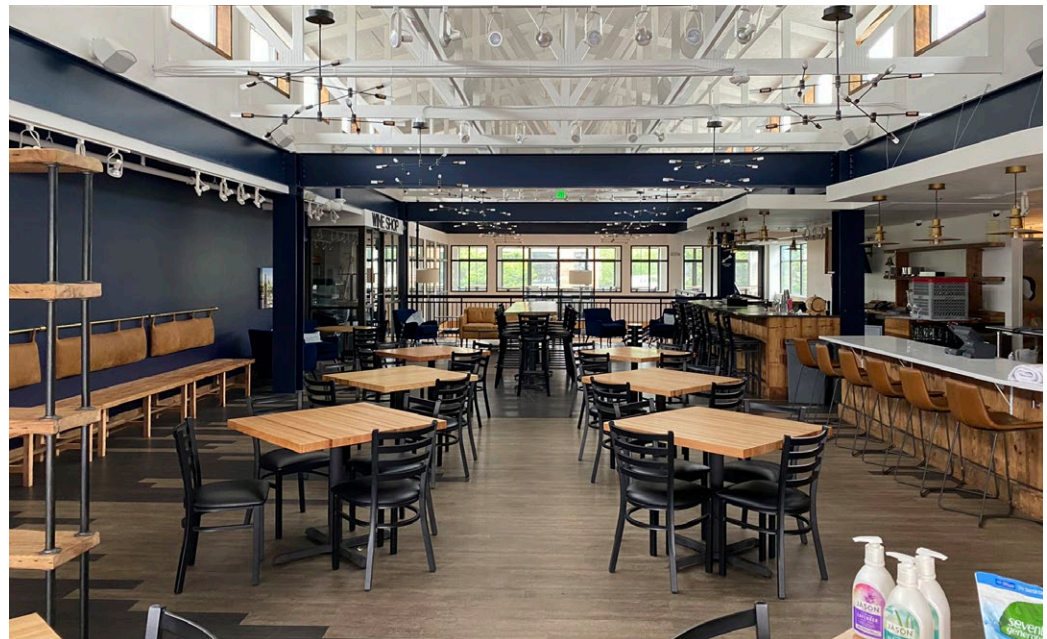
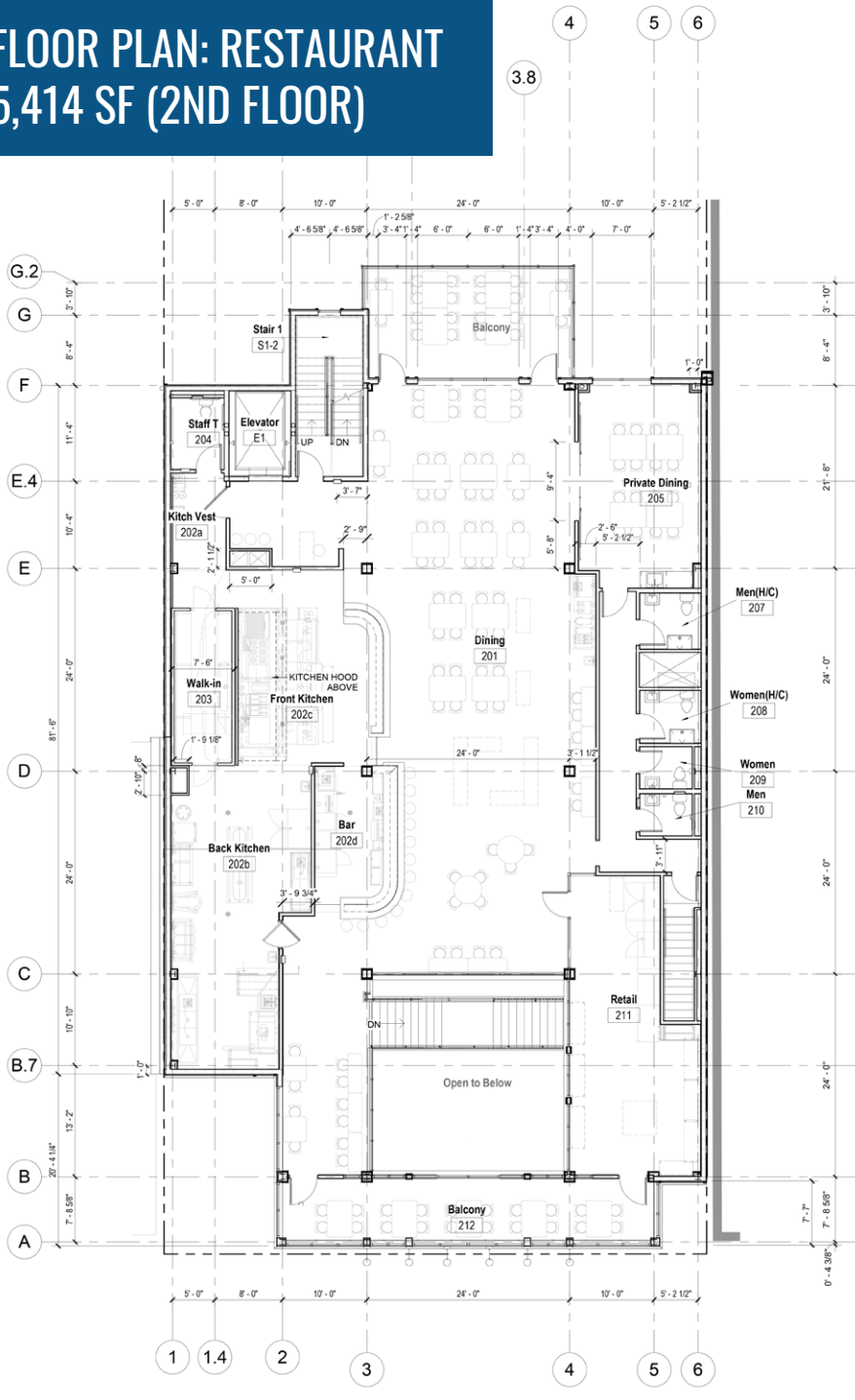


FLOOR PLAN: MARKET 6,079 SF (1ST FLOOR)

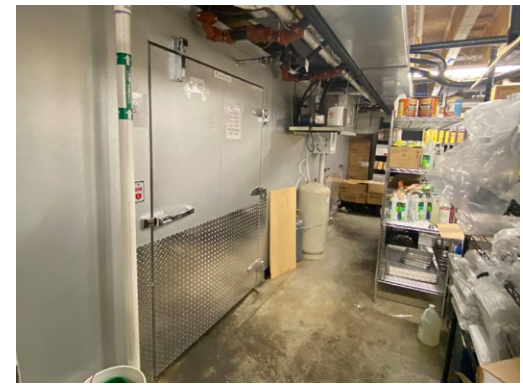
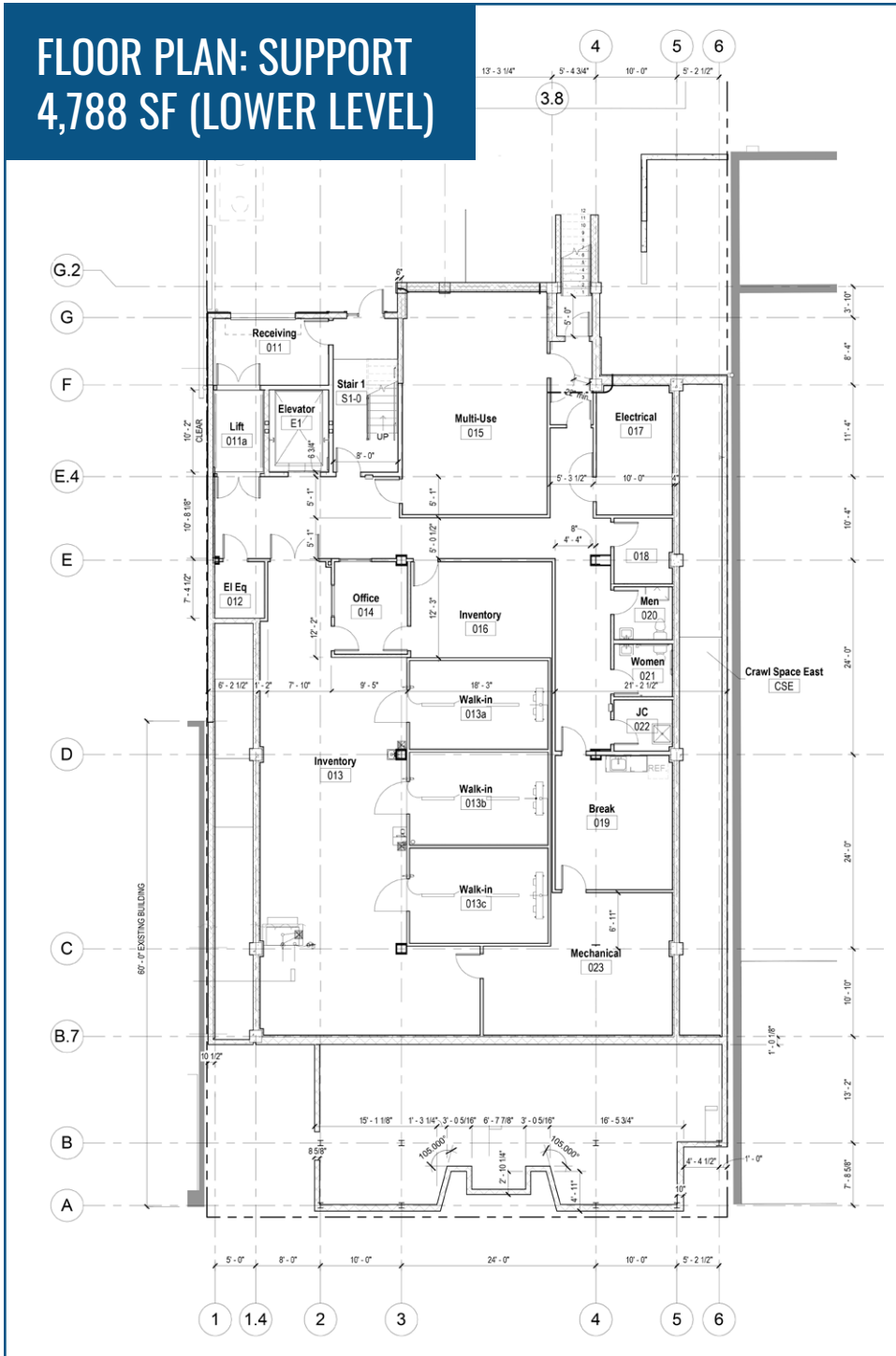


FLOOR PLAN: RESTAURANT 5,414 SF (2ND FLOOR)

3.8



FLOOR PLAN: SUPPORT 4,788 SF (LOWER LEVEL)

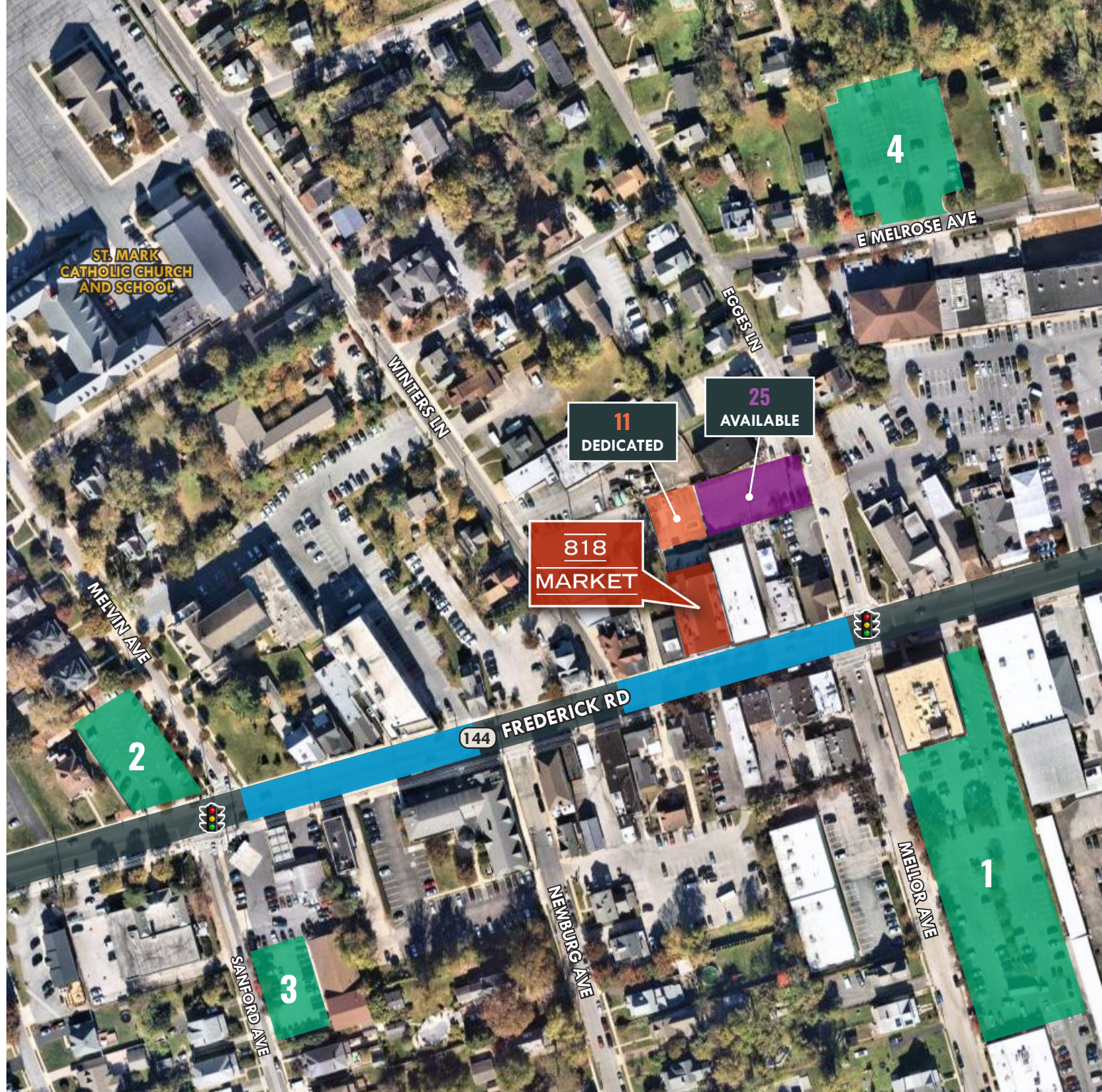


CATONSVILLE PARKSHIP PARKING PROGRAM

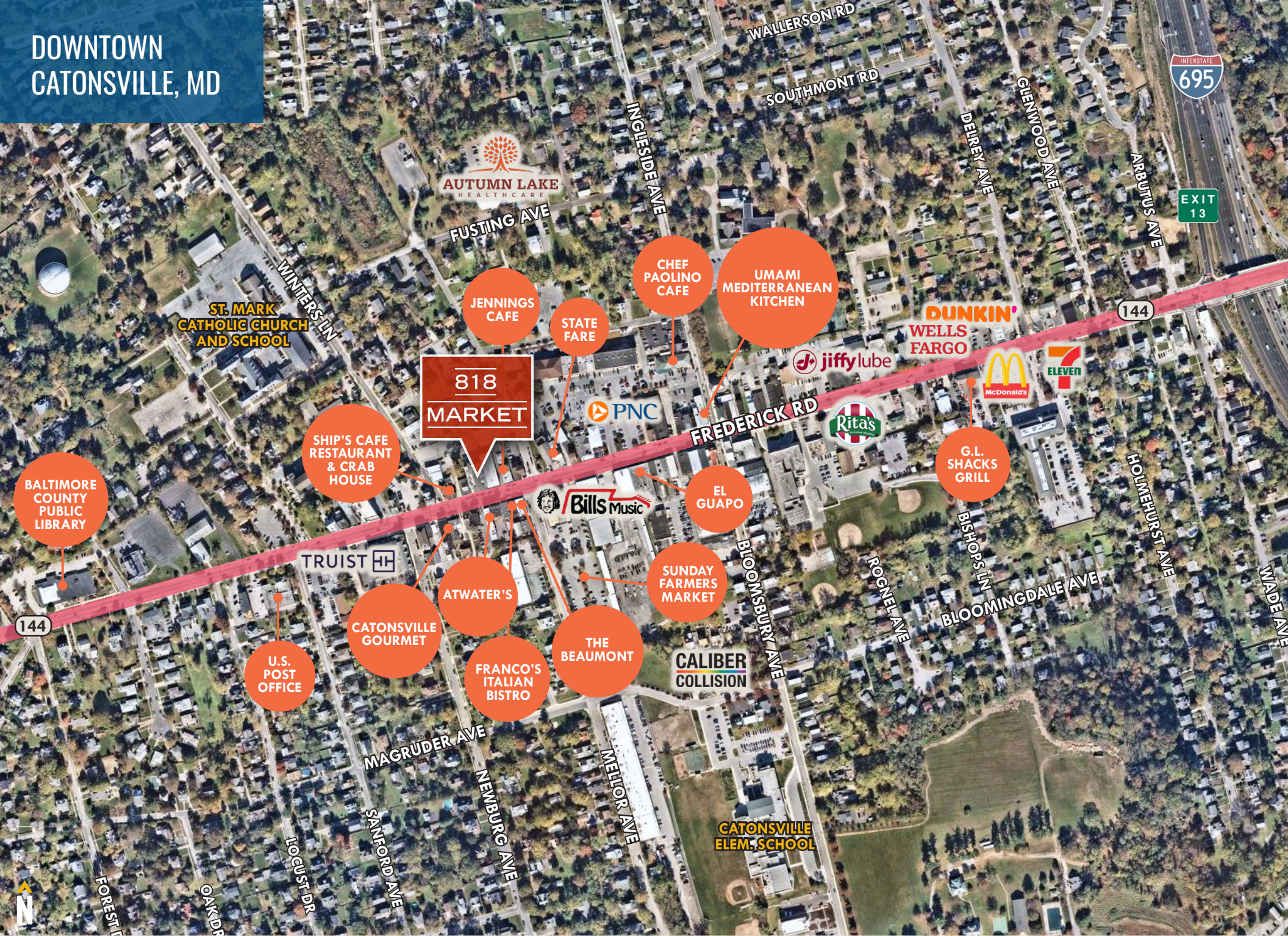
In the rear lot behind 818 Market, **11 dedicated parking spaces** ± serve the building, with an additional **25 spaces** ± in the lot behind the veterinary practice next door. (This is owned by one of the partners of 818 currently and can be arranged to be leased to the next owner of the 818 building.) Additionally, **178 parking spaces** ± in the immediate area have been recently identified by the citizen-led **Catonsville Parking Group**, in conjunction with the County, to provide additional customer parking for all Downtown Catonsville businesses. The below businesses/organizations have committed to allowing parking when they are closed for business:

- 1. The Cube office building**
(757 Frederick Road)
- 2. Catonsville United Methodist Church**
(Melvin Avenue & Frederick Road)
- 3. Crown Title building**
(1 Sanford Avenue)
- 4. Social Services lot**
(24 Melrose Avenue)

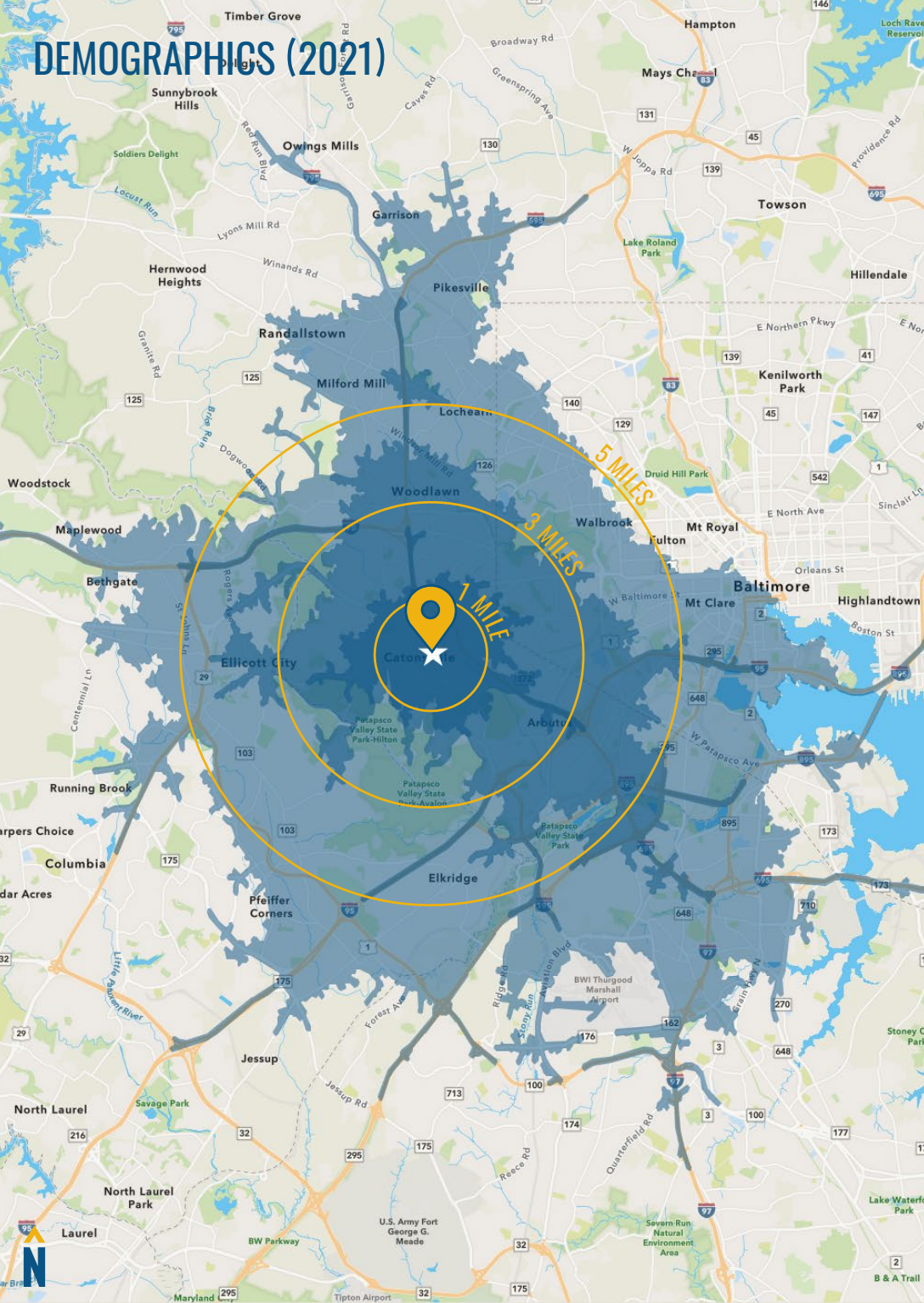
Additionally, approximately **31 metered spaces** serve the blocks of Frederick Road in front of and immediately adjacent to 818 Market.



DOWNTOWN CATONSVILLE, MD



DEMOGRAPHICS (2021)



	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	5 MIN. DRIVE	10 MIN. DRIVE	15 MIN. DRIVE
RESIDENTIAL POPULATION	13,282	102,971	288,649	30,601	145,184	486,093
DAYTIME POPULATION	12,802	98,229	278,142	29,419	148,427	516,606
NUMBER OF HOUSEHOLDS	4,880	39,766	108,496	11,878	56,216	189,786
AVERAGE HOUSEHOLD SIZE	2.53	2.45	2.59	2.48	2.47	2.51
MEDIAN AGE	42.9	39.7	39.0	40.0	39.4	38.5
AVERAGE HOUSEHOLD INCOME	\$128,211	\$96,536	\$92,740	\$109,027	\$88,530	\$98,567
MEDIAN HOUSEHOLD INCOME	\$101,661	\$71,728	\$64,481	\$82,677	\$65,889	\$70,564
PER CAPITA INCOME	\$47,863	\$37,392	\$35,106	\$42,693	\$34,200	\$38,388
MEDIAN HOME VALUE	\$375,108	\$286,780	\$266,986	\$327,336	\$263,441	\$286,058
EDUCATION (COLLEGE+)	75.3%	65.2%	61.2%	72.9%	60.4%	63.2%
EMPLOYMENT (AGE 16+ IN LABOR FORCE)	95.7%	94.0%	92.8%	95.4%	93.3%	93.3%

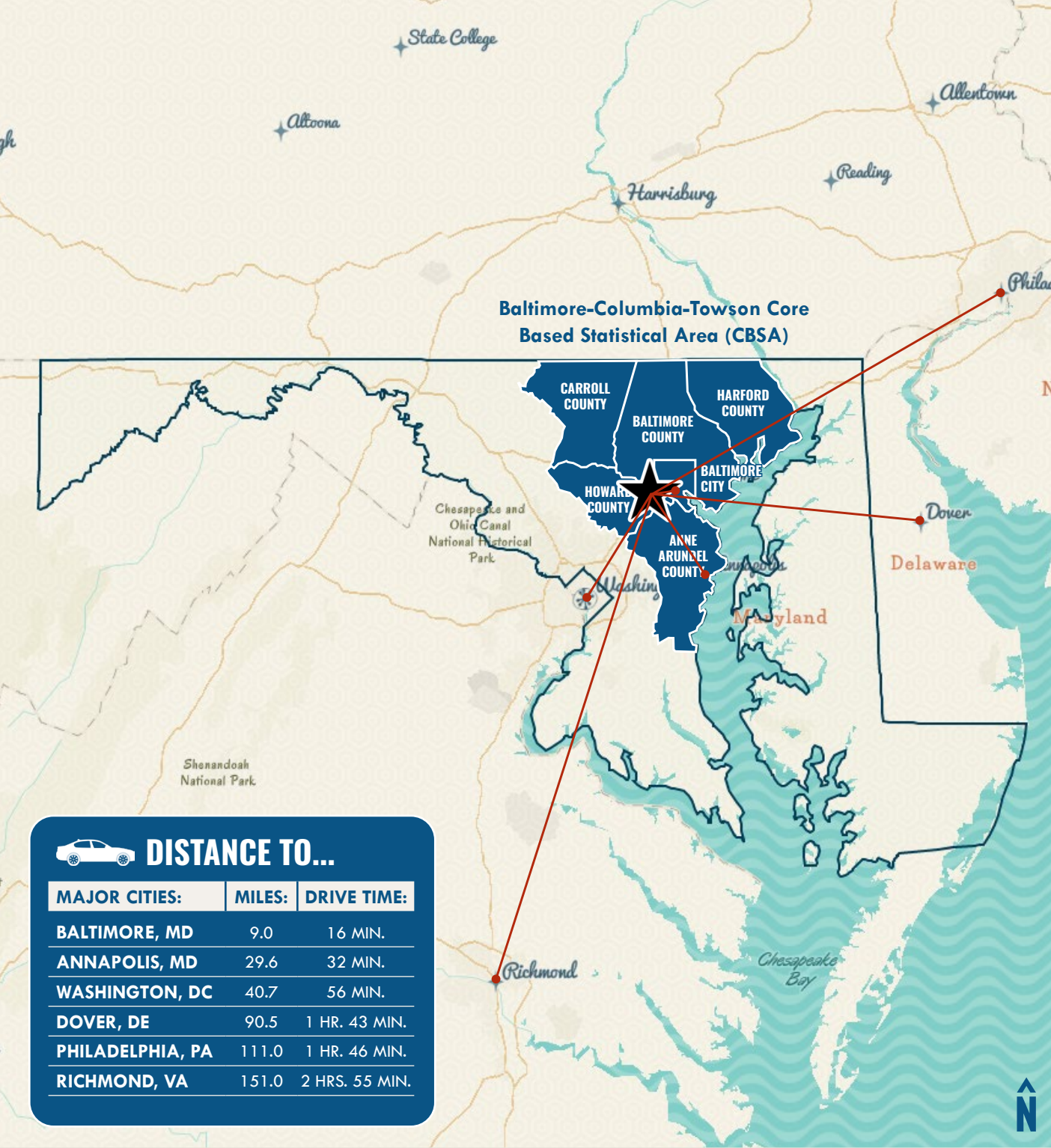
REGIONAL OVERVIEW

THE MARKET is located within what is known as the **Baltimore-Columbia-Towson Core Based Statistical Area**, or “CBSA.” The Baltimore CBSA encompasses approximately 2,600 square miles and consists of Baltimore City and the six surrounding counties of Anne Arundel, Baltimore, Carroll, Harford, Howard and Queen Anne’s. The Baltimore region benefits from its proximity to Washington, D.C., the nation’s capital, which is located about 39 miles southwest of downtown Baltimore City. The Baltimore CBSA is part of the U.S. Census’ Washington-Baltimore-Arlington Combined Statistical Area (CSA). This megalopolis is the nation’s fourth-largest consumer market with an estimated population of approximately 9.8 million.

Baltimore has historically been an important port and rail transportation hub for the Mid-Atlantic region, as its central location along the eastern seaboard, with access to all major distribution routes along the East Coast, makes it highly appealing to distribution and manufacturing companies. The region also benefits from its proximity and convenient access to the Chesapeake Bay and the Atlantic Ocean. The Port of Baltimore is one of the busiest deepwater ports along the East Coast.

The presence of three major Federal government military installations, as well as its proximity to Washington, D.C., are demand generators for Federal government agencies and government contractors to locate in the region. In addition, major universities and healthcare systems provide a stable employment base in the greater Baltimore Region.

The private and public sectors have directed significant investment into Baltimore City over the past three decades, which has spurred revitalization of the region’s urban core. As a result, Baltimore City has become the financial, legal, corporate and political center of Maryland, while maintaining its status as an important port, educational and cultural center. The revitalization of Baltimore City has stabilized the out-migration of population and households from Baltimore City to surrounding suburban communities, which has encouraged new multifamily housing and retail development in downtown Baltimore.





CATONSVILLE, MARYLAND

Catonsville has a total land area of 14.0 square miles, all of which is land, and is centered along Frederick Road (Maryland Route 144). The community lies to the west of Baltimore along the city's border. Catonsville contains the majority of the University of Maryland, Baltimore County (UMBC), a major public research university with close to 14,000 students. In all, Catonsville comprises a population of around 41,646 (Esri, 2021).

Johnnycake Road and Academy Road form the northern and northeastern boundaries of Catonsville, the Patapsco River provides the western and southern boundaries, Gun Road, Shelbourne Road Linden Avenue, Circle Drive and Wilkens Avenue form the southeastern boundaries while Baltimore City forms the eastern boundary. Catonsville is bordered by Woodlawn to the north, Baltimore to the east, by Arbutus to the southeast, by Ilchester to the southwest, and by Ellicott City to the west.

In addition to Frederick Road (Exit 13), Interstate 695 (the Baltimore Beltway) services Wilkens Avenue (Maryland Route 372), Edmondson Avenue and the Baltimore National Pike (U.S. Route 40) via Exits 12, 14 and 15, respectively, with the latter two thoroughfares later converging in Baltimore City to the east. The main north-south roads in the area are Rolling Road (which is also Maryland Route 166 south of Frederick Road), Ingleside Avenue and Bloomsbury Avenue.

Catonsville is a terminus of the Trolley Line Number 9 Trail and the Short Line Railroad Trail.



RETAIL TRADE AREA





LIMITING CONDITIONS



CONFIDENTIALITY AND DISCLAIMER

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Each party shall conduct its own independent investigation and due diligence.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.



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