



MACKENZIE
RETAIL

FOR SALE

SOLD
TURN-KEY
INCLUDING
CLASS 'D'
TAVERN LIQUOR
LICENSE



FREESTANDING
RESTAURANT

826-828
FREDERICK ROAD
CATONSVILLE, MD 21228

HIGHLIGHTS

- » Iconic Restaurant, Bar & Crab House sold Turn-Key with all furniture, fixtures and equipment included
- » 2-story, 5,740 square foot ± freestanding restaurant building with historic features, including hardwood floors and exposed stone throughout
- » Class "D" Tavern Liquor License permitting on- and off-premises sales
- » Located in the heart of Historic Downtown Catonsville with 75 feet ± of frontage along Frederick Road (MD Route 144)

BUILDING SIZE:

5,740 SF ±
ABOVE GRADE

SITE SIZE:

.47 ACRES ±
3 PARCELS

PARKING:

REAR PARKING LOT
32 DEDICATED SPACES

ZONING:

**BL CCC
BUSINESS LOCAL**
COMMERCIAL, COMMUNITY
CORE DISTRICT

SALE PRICE:

\$2,300,000



GOOGLE STREET VIEW



**MOTIVATED
SELLER!**



AERIAL

REAR PARKING LOT
32 DEDICATED SPACES

6

WINTERS LN

826

828

FREDERICK RD

144

LEVELS:

2 STORIES
+ BASEMENT/STORAGE AREA

SEATING:

223 SEATS ±

YEAR BUILT:

CIRCA 1865
RENOVATED 2006

CONSTRUCTION:

STONE & CONCRETE
BLOCK







BIRDSEYE

SITE

WINGS, THINGS
'N'
MORE

edible
arrangements

CHEF
PAOLINO
CAFE

PNC

STATE FARE

Frederick Road
Veterinary Hospital

EST. 1980
IAMP'S
AT JENNINGS CAFE

Franco's
Italian Bistro
★★★★

ATWATER'S
TRADITIONAL FOOD

FREDERICK RD 13,492 AADT

CATONSVILLE
GOURMET
MARKET & FINE FOODS

144



CATONSVILLE PARKSHIP PARKING PROGRAM

In the rear lot behind 826-828 Frederick Road, **32 dedicated parking spaces** serve the building. Additionally, **178 parking spaces ±** in the immediate area have been recently identified by the citizen-led Catonsville Parking Group, in conjunction with Baltimore 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:

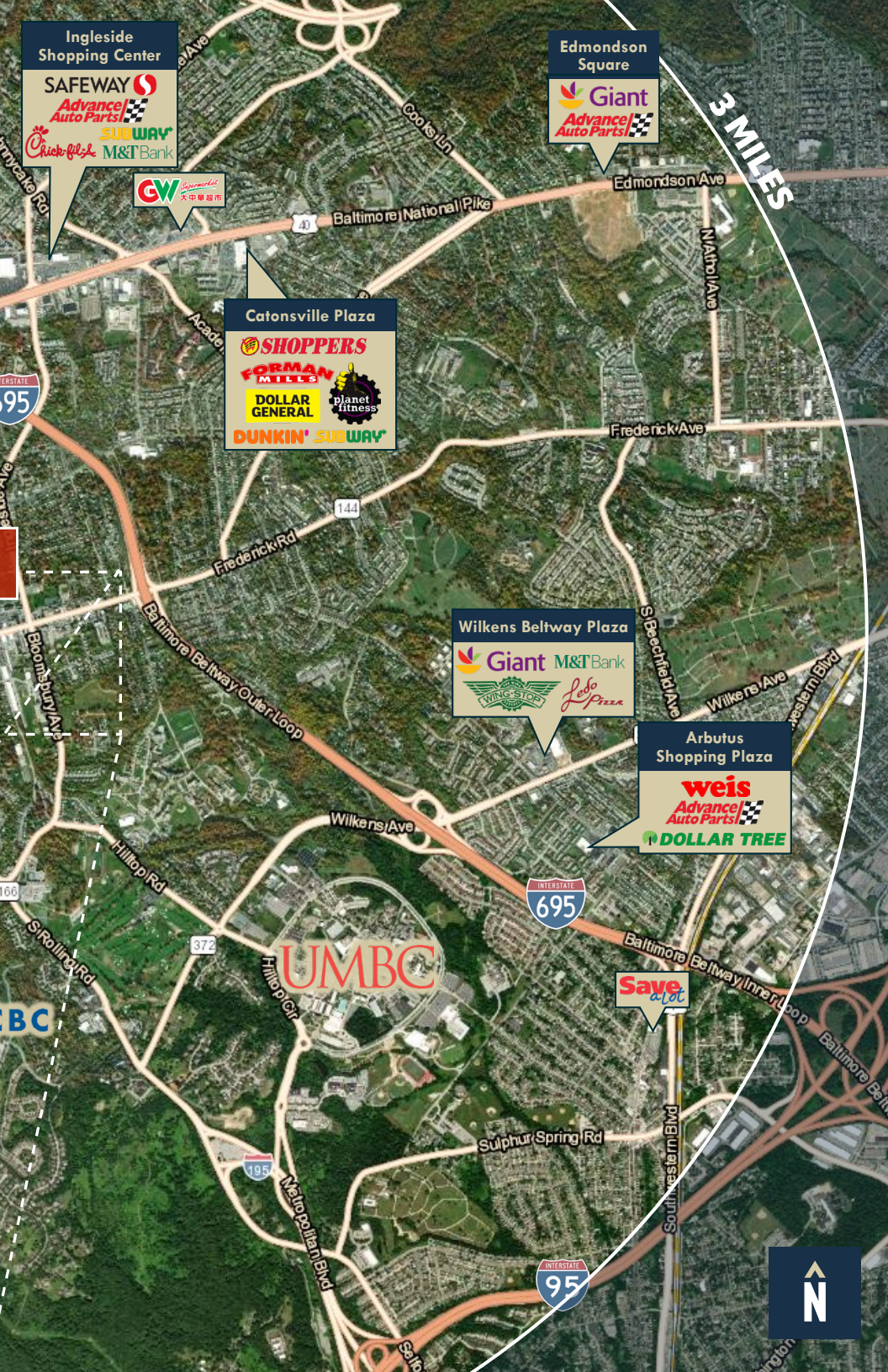
1. **The Cube office building**
(757 Frederick Road)
2. **Catonsville United Methodist Church**
(Melvin Avenue & Frederick Road)
3. **Crown Title building**
(1 Sanford Avenue)
4. **Social Services lot**
(24 Melrose Avenue)

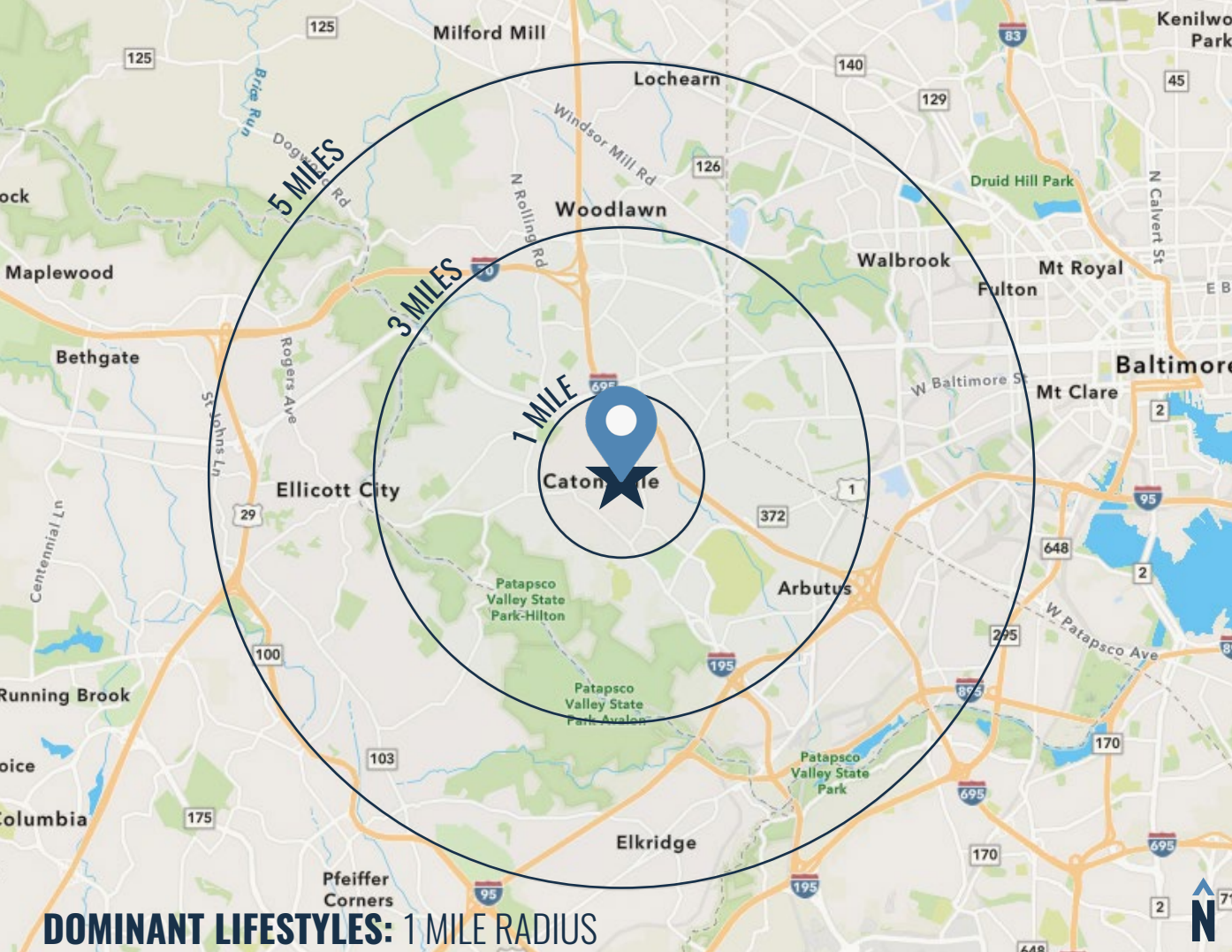
Additionally, approximately **31 metered spaces** serve the blocks of Frederick Road in front of and immediately adjacent to 826-828 Frederick Road.



TRADE AREA

DOWNTOWN CATONSVILLE





DOMINANT LIFESTYLES: 1 MILE RADIUS

25%
CITY LIGHTS

This densely populated market is the epitome of equality. They work hard and budget well to support their urban lifestyles. They are price savvy consumers, but will pay for quality brands that they trust.

Median Age: **39.3**
Median Household Income: **\$69,200**

23%
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**

15%
IN STYLE

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

Median Age: **42.0**
Median Household Income: **\$73,000**

DEMOGRAPHICS

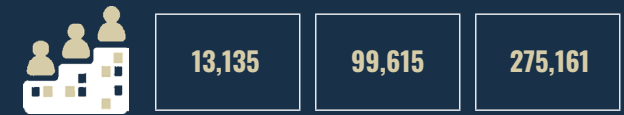
2022

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



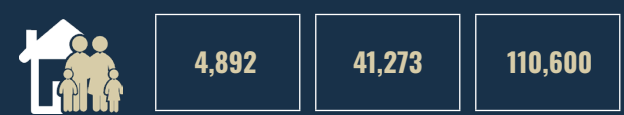
DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



FULL DEMOS REPORT



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