

MACKENZIE RETAIL PRESENTS:

SOLOMONS ISLAND
TIKI BAR

75 & 85 CHARLES STREET | SOLOMONS, MD 20688

RESTAURANT/BAR + OUTDOOR
EVENT SPACE **FOR SALE**

Calvert County, Maryland





HIGHLIGHTS:

- The iconic Tiki Bar on Solomons Island (40-year operating history)
- 11,000 SF ± property, comprising an open air bar (improved with outdoor seating), restaurants, shops and outdoor event space
- Waterfront parcel boasting panoramic views of Mill Creek and Back Creek and a transient pier for customers arriving by boat
- Significant land for parking

OFFERING:

11,169 SQUARE FEET ± ON 3.31 ACRES ±

SALE PRICE:

\$2,550,000 (LIQUOR LICENSE AVAILABLE SEPARATELY)



OVERVIEW

■ ZONING: SUB-AREA B4
Solomons Master Plan

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OUTDOOR/
EVENT
SPACE

T-SHIRT & CIGAR/
TOBACCO SHOP
1,170 SF

85
CHARLES ST
5,703 SF

75
CHARLES ST
5,466 SF

2ND FLOOR OFFICE
2,319 SF

1ST FLOOR TIKI BAR
3,384 SF

STORAGE AREA
2,043 SF

OVER
165 FEET
OF FRONTAGE
ON CHARLES
STREET

ISLAND SUSHI



WATERFRONT VIEWS

STREET VIEW



CHARLES ST



OPEN AIR BAR, RESTAURANTS AND SHOPS



CLASS D ON AND OFF LIQUOR LICENSE AVAILABLE (SEPARATE PURCHASE)

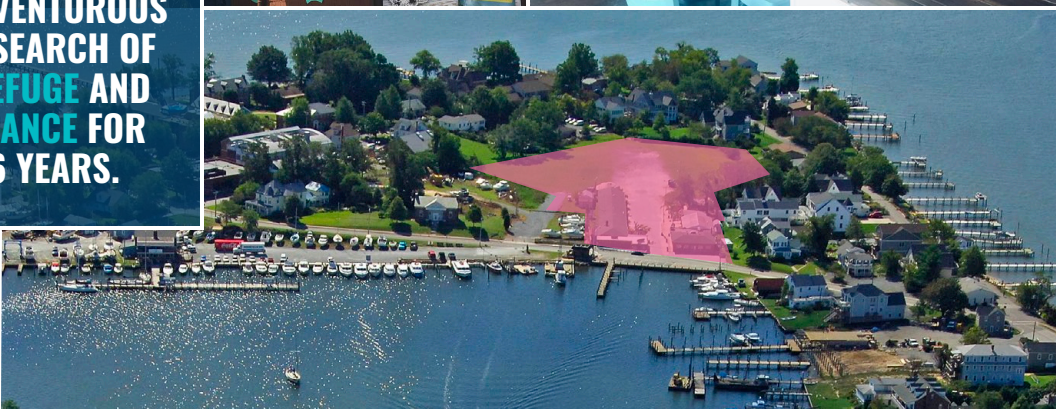


TRANSIENT PIER FOR PATRONS ARRIVING BY BOAT

KNOWN TO MANY AS "THE GEM OF THE CHESAPEAKE," THIS LANDMARK SITE HAS DRAWN ADVENTUROUS SOULS IN SEARCH OF ISLAND REFUGE AND TIKI AMBIANCE FOR OVER 46 YEARS.



OUTDOOR EVENT SPACE



PANORAMIC WATERFRONT VIEWS





CALIFORNIA

JOHNSTOWN

PATUXENT RIVER

GOV. THOMAS JOHNSON BRIDGE

**SAFE HARBOR ZAHNISER'S
275 SLIPS**

SOLOMONS ISLAND
TIKI BAR

THE PIER

THE LITTLE HOUSE
RESTAURANT

BLUE HERON

ISLAND HIDEAWAY

BOOBYE GRILL

CURTIS ISLAND

KINGSTONERS

Calvert Marine MUSEUM

THE COFFEE CUP

Back of Creek INN
BED & BREAKFAST

Chesapeake Bay OUTDOORS

BACK CREEK

VICTORIAN INN

Charles Street Brasserie

BACK CREEK

**SOLOMONS YACHTING CENTER
107 SLIPS**

MILL CREEK

SOLOMONS

University of Maryland
CENTER FOR ENVIRONMENTAL SCIENCE
CHESAPEAKE BIOLOGICAL LABORATORY

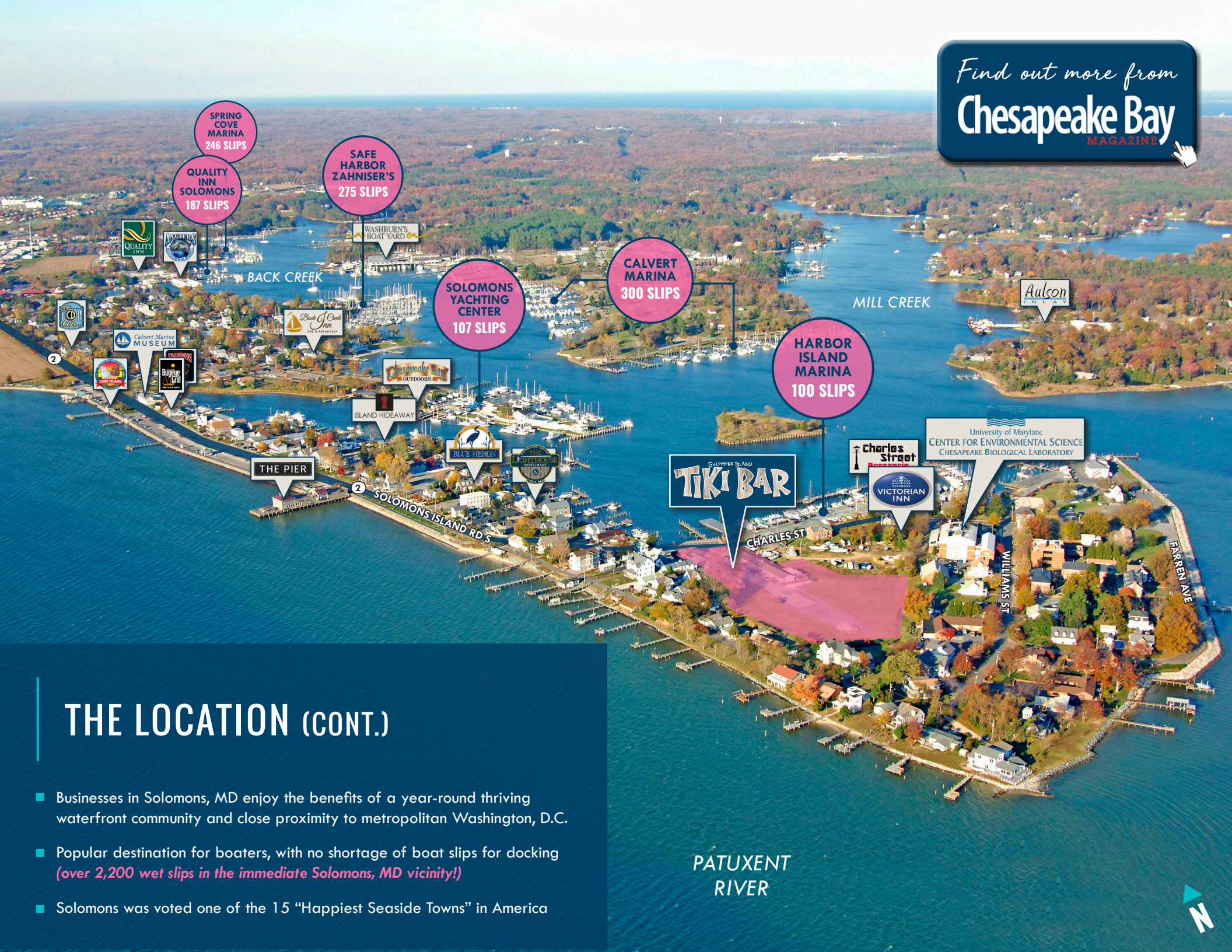
**HARBOR ISLAND MARINA
100 SLIPS**

PATUXENT RIVER

THE LOCATION

- Highly desirable Western Shore location, surrounded by the Patuxent River
- Average household income of \$173,183 within a 5-minute drive time
- 10 min. drive across the bridge to the many amenities of California, MD





SPRING COVE MARINA
246 SLIPS

QUALITY INN SOLOMONS
187 SLIPS

SAFE HARBOR ZAHNISER'S
275 SLIPS

CALVERT MARINA
300 SLIPS

SOLOMONS YACHTING CENTER
107 SLIPS

HARBOR ISLAND MARINA
100 SLIPS

SOLOMONS ISLAND
TIKI BAR

THE LOCATION (CONT.)

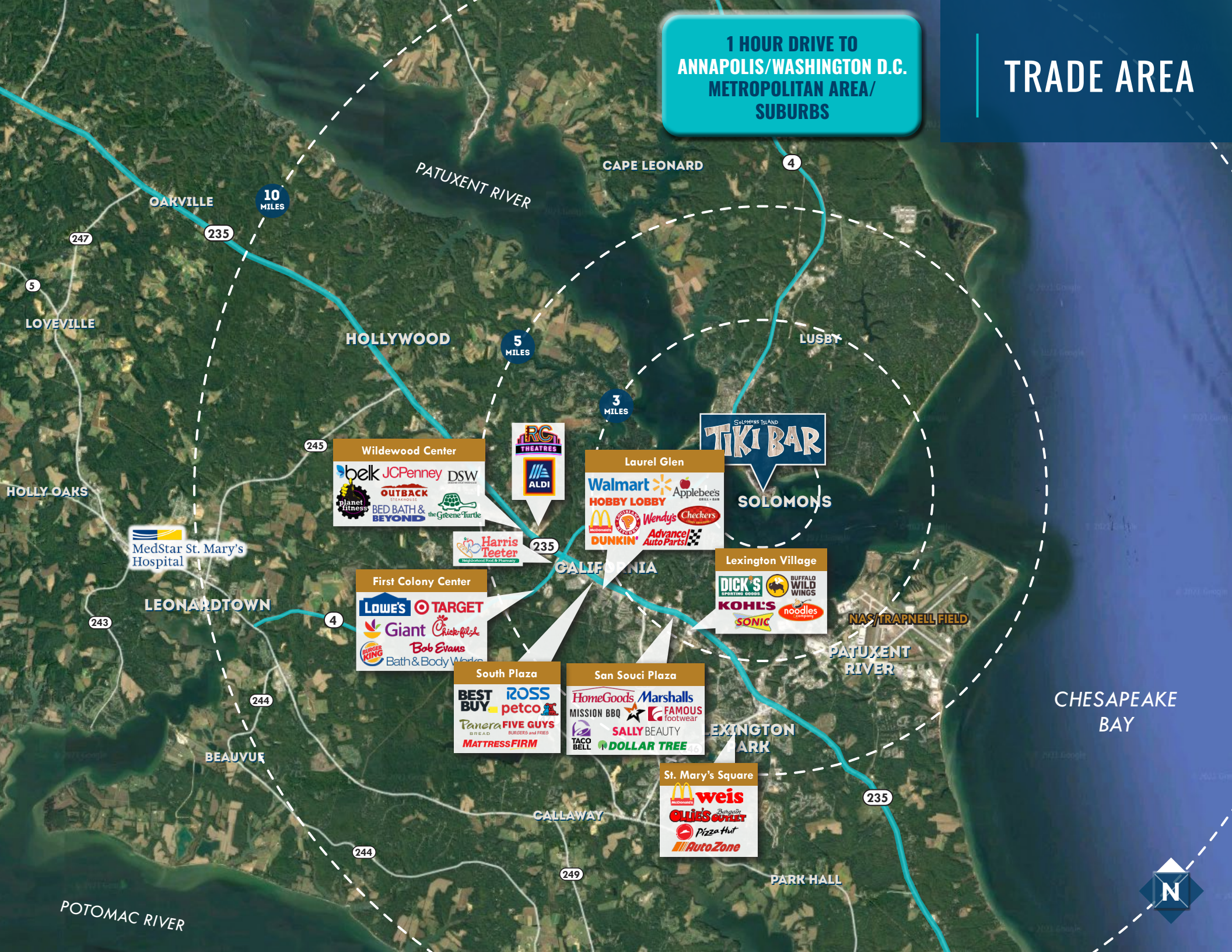
- Businesses in Solomons, MD enjoy the benefits of a year-round thriving waterfront community and close proximity to metropolitan Washington, D.C.
- Popular destination for boaters, with no shortage of boat slips for docking *(over 2,200 wet slips in the immediate Solomons, MD vicinity!)*
- Solomons was voted one of the 15 "Happiest Seaside Towns" in America

PATUXENT RIVER



1 HOUR DRIVE TO
ANNAPOLIS/WASHINGTON D.C.
METROPOLITAN AREA/
SUBURBS

TRADE AREA



Wildwood Center

- belk
- JCPenney
- DSW
- planet fitness
- OUTBACK STEAKHOUSE
- BED BATH & BEYOND
- the Grēne Turtle

RC THEATRES

ALDI

Laurel Glen

- Walmart
- HOBBY LOBBY
- Applebee's GRILL + BAR
- McDonald's
- Wendy's
- Checkers
- DUNKIN'
- Advance Auto Parts

SOLOMONS

TIKI BAR

MedStar St. Mary's Hospital

Harris Teeter

First Colony Center

- Lowe's
- TARGET
- Giant
- Chick-fil-ck
- Burger King
- Bob Evans
- Bath & Body Works

Lexington Village

- DICK'S SPORTING GOODS
- BUFFALO WILD WINGS
- KOHL'S
- SONIC
- noodles company

South Plaza

- BEST BUY
- ROSS
- petco
- Panera BREAD
- FIVE GUYS BURGERS and FRIES
- MATTRESS FIRM

San Souci Plaza

- HomeGoods
- Marshall's
- MISSION BBQ
- FAMOUS footwear
- TACO BELL
- SALLY BEAUTY
- DOLLAR TREE

St. Mary's Square

- McDonald's
- weis
- OLIE'S OUTLET
- Pizza Hut
- AutoZone





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