

Offering

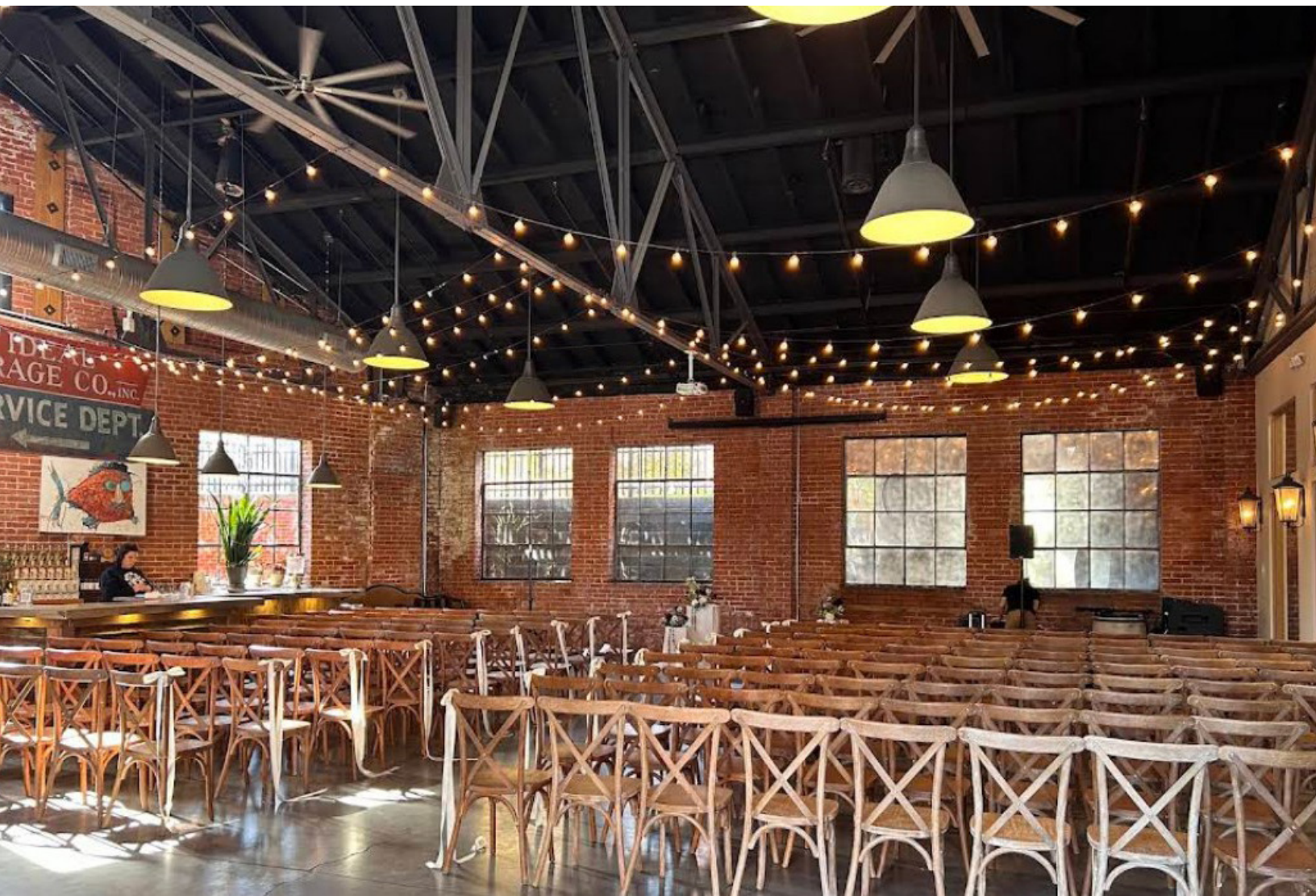
35 S Carroll Street, Frederick, MD 21701



PROPERTY OVERVIEW

McClintock Distillery is looking for a Food Use for their Distillery located at 35 S Carroll St, Frederick, MD 21701. McClintock Distilling is a craft distillery located in the heart of Downtown Frederick that distills vodka, gin, and whiskeys from 100% organic grains.

The build-to-suit space contains 4,000-6,300 sq ft more or less. The food use would supply food to the new bar area as well as McClintock's Back Bar, a full-service cocktail bar next door to McClintock Distillery. Rent is negotiable based on the space requirements.



Rental Rate - Negotiable

Although information contained herein is from sources deemed reliable, such information has not been verified and is submitted subject to errors, omissions, change of price or withdrawal or further change without notice. Prospective purchasers should conduct their own study to determine the feasibility of the business and property as to their requirements.

P.O. Box 166, College Park, MD 20741 | Contact: 301-345-5562 Email: office@therestaurantbroker.com

PROPERTY HISTORY

McClintock Distilling is a craft distillery founded in 2016 that has been producing internationally award-winning whiskies, gins, vodkas, and specialty spirits from organic ingredients. The distillery operates a 5,000 sq ft tasting room that draws visitors from around the country and internationally for tours, tastings, classes, workshops, and events. The distillery is the only certified organic distillery in the mid-Atlantic and showcases local agriculture and non-gmo grains, fruits and botanicals that support independent farmers. It was founded to blend the rich heritage and history of distilling in the area with new innovative and creative technologies, processes, and ingredients to create one-of-a-kind products and experiences. McClintock Distilling also collaborates with businesses around Maryland and beyond for spirits and events and has products distributed throughout Maryland, Delaware and DC including Michelin star restaurants, breweries, and large chain retailers. The distillery also hosts private events such as weddings, corporate events and parties throughout the year and has opportunities for catering and food retail for large groups.

McClintock's Back Bar is a craft cocktail lounge that opened in 2021 that is located next to the distillery and creates crafted cocktails utilizing McClintock spirits. The 2,000 sq ft cocktail lounge has a speakeasy feel and serves hand crafted cocktails with a rotating seasonal menu and a focus on highlighting local artisans, farmers, and businesses.

ACCOLADES

- McClintock Distilling has won Best Distillery in Frederick for both Frederick Magazine and the Frederick News Post 8 years in a row.
- McClintock Distilling was named Best Vodka Distillery in the US by USA today in 2020.
- McClintock Distilling won Best Gin in Show for the 2019 International Spirits Competition
- McClintock Distilling won Best Whiskey in Maryland for the 2024 MD Dept. Ag Grain Growers Competition
- McClintock Distilling won Best Distillery in Maryland at the 2020 International Spirits Competition
- McClintock's Back Bar won Best Cocktail in Frederick (FNP) for 2024 and 2025
- McClintock Distilling is the #1 Thing to do in Food & Drinks on Trip Advisor for Frederick Numbers
- McClintock Distilling and McClintock's Back Bar will do an estimated \$2.5m in revenue for 2025.

There is an average of about 3,200 unique transactions per month at existing businesses (based on the last 4 months of data)

There are an estimated 3,500 unique visitors per month (based on the last 4 months of data) Large event days can draw an additional visitor count of between 1,200 and 2,500 on a single day.

Contact Broker for more information.



