



FOR **SALE**

PORT TOBACCO RESTAURANT FOR SALE

7536 SHIRLEY BLVD | PORT TOBACCO, MARYLAND 20677



**CONDOMINIUMIZED PROPERTY
CONSISTING OF MULTIPLE
SEPARATELY DEEDED UNITS**



***UNDER NO CIRCUMSTANCES MAY A PROSPECT OR BROKER INSPECT THE PROPERTY UNACCOMPANIED
OR ENGAGE STAFF. ALL SHOWINGS WILL BE CONDUCTED OFF-HOURS**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Established waterfront dining experience for the greater La Plata, MD population
- Full kitchen and bar
- 3,500 SF $\pm$ restaurant, comprising of 250 outdoor seats and 200 indoor seats
- Waterfront parcel boasting panoramic views of the Port Tobacco River
- Seven (7) transient slips for customers arriving by boat
- Class D liquor license included in sale (on and off sale)
- Significant improved parking (150+ paved spots)
- Approx. 1.9M in Capital Improvements across restaurant and neighboring marina brings the asset to a full refurbishment



BUILDING SIZE:

3,500 SF $\pm$

LOT SIZE:

2.69 ACRES $\pm$

YEAR BUILT:

2006 (RECENT UPGRADES)

ZONING:

VILLAGE COMMERCIAL (CV)

SALE PRICE:

UNPRICED



GOOGLE STREET VIEW

ADDITIONAL PHOTOS



BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

6 1.2 MILES
3 MIN. DRIVE

301 4.3 MILES
8 MIN. DRIVE

234 13.5 MILES
17 MIN. DRIVE

AMERICA'S AIRFIELD
26.1 MILES
48 MIN. DRIVE
(JOINT BASE ANDREWS)

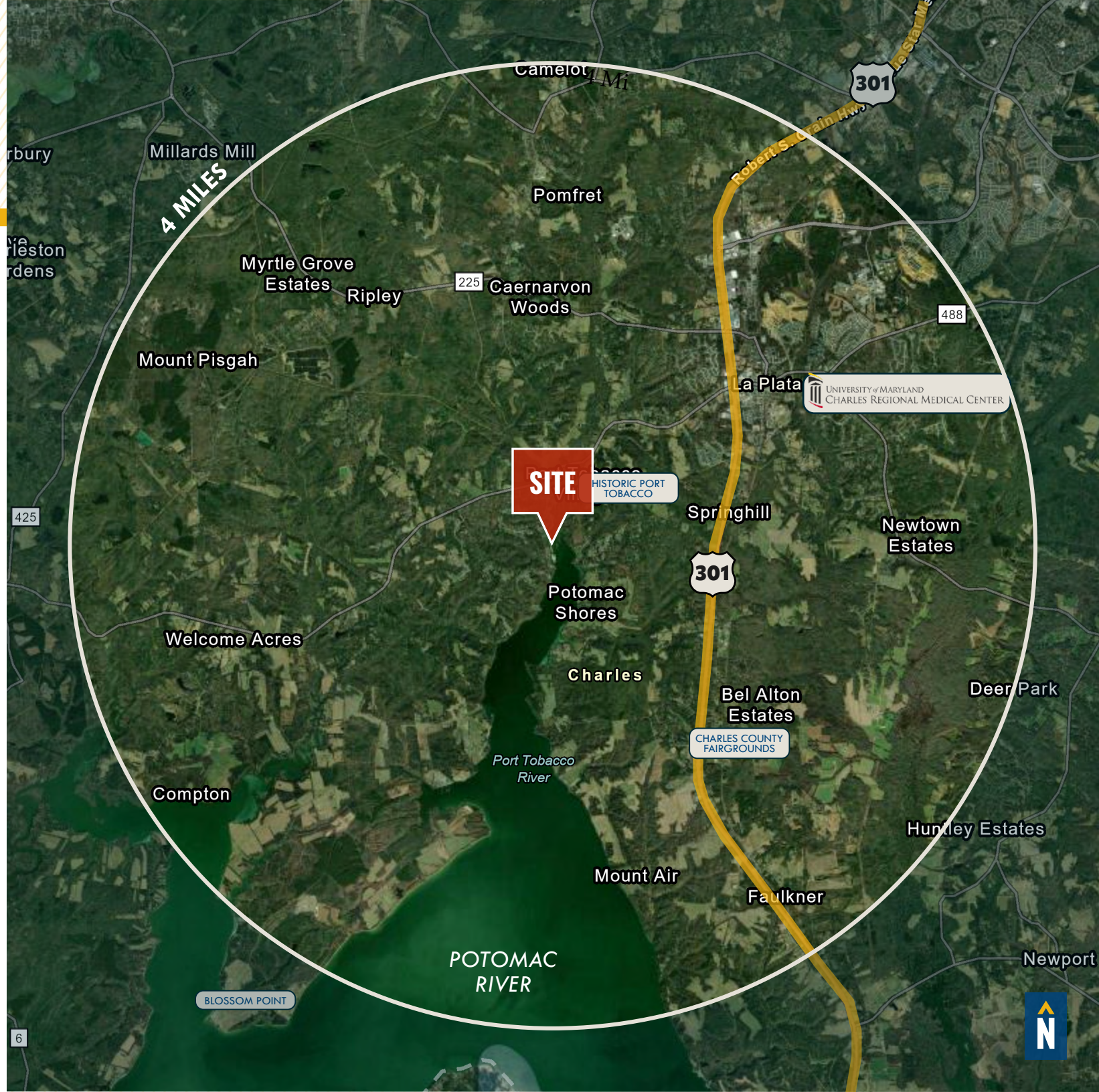
REAGAN NATIONAL
33.1 MILES
54 MIN. DRIVE

BALTIMORE, MD 76.3 MILES
1 HR. 38 MIN.

WASHINGTON, DC 36.6 MILES
55 MIN.

PHILADELPHIA, PA 170 MILES
3 HRS. 6 MIN.

RICHMOND, VA 113 MILES
1 HRS. 45 MIN.



DEMOGRAPHICS

2025



10 MIN.

20 MIN.

30 MIN.

RESIDENTIAL POPULATION



1,428

19,551

80,488

DAYTIME POPULATION



3,559

36,148

136,791

AVERAGE HOUSEHOLD INCOME



\$142,947

\$133,553

\$131,051

NUMBER OF HOUSEHOLDS



970

13,749

59,374

MEDIAN AGE

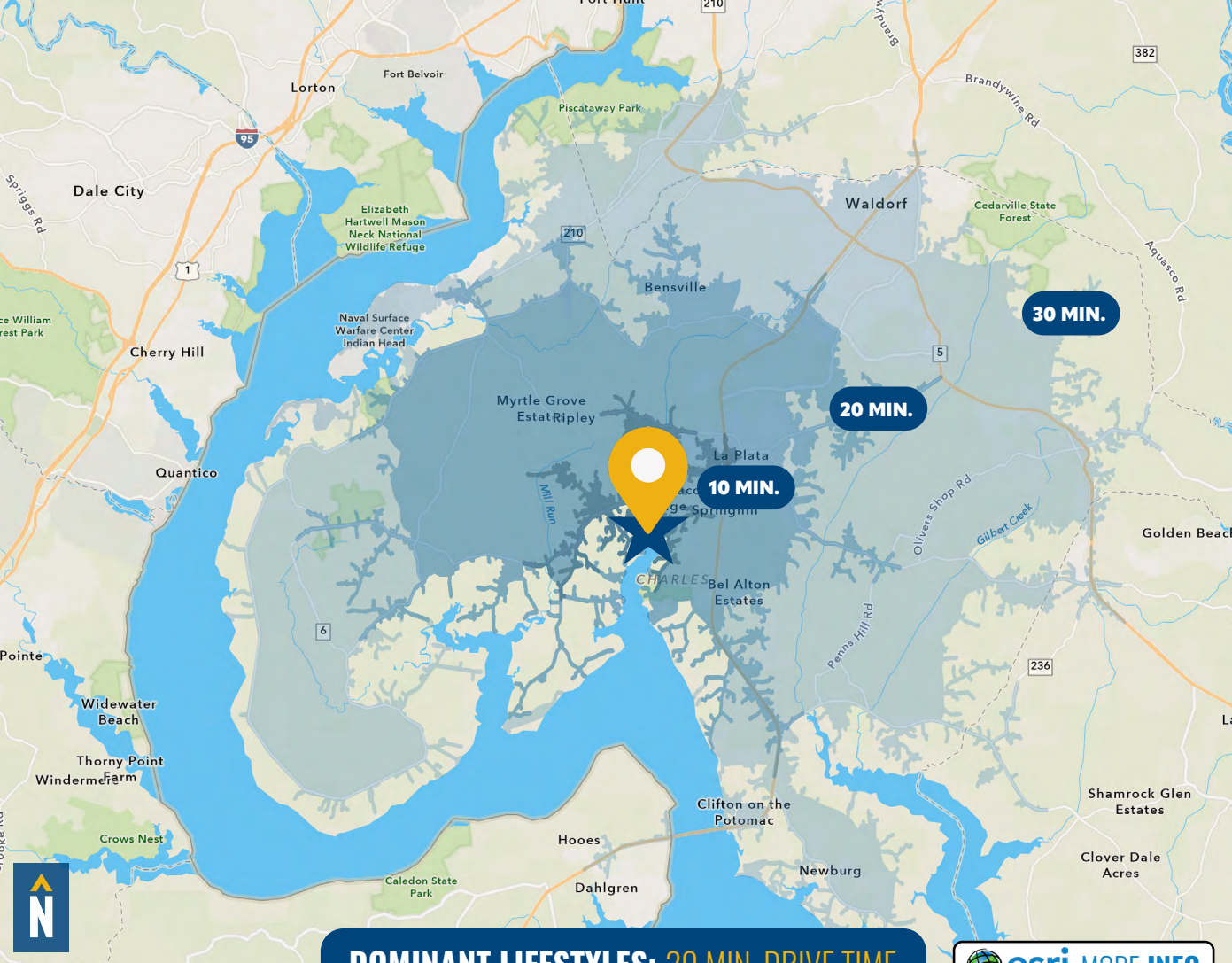


45.2

41.3

39.2

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 20 MIN. DRIVE TIME

esri MORE INFO

36%

DREAMBELT



MEDIAN

AGE: 41.5

HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

28%

SAVVY
SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

17%

BOOMBURBS



MEDIAN

AGE: 34.5

HH INCOME: \$131,202

Most of these residents are between 25 and 54, with an overall young population. Incomes are predominantly upper tier, and spending centers around children, including clothing, medicine, toys and entertainment.

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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