



FOR LEASE

TURN-KEY WATERFRONT RESTAURANT/BAR

6178 TILGHMAN ISLAND RD | TILGHMAN, MARYLAND 21671



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- A rare opportunity to lease a turn-key waterfront restaurant in a prime location
- Adjacent to Knapp's Narrows Marina & Inn
- Fully Equipped & Ready to Operate
- Dock & Dine
- Prime Waterfront Location - slips for boaters, stunning water views and plenty of parking
- 50 indoor seats and 120 outdoor deck seats
- Renovated in 2015
- High-Traffic Area on Tilghman Island
- Close Proximity to hotels including Wylder Hotel and The Inn at Perry Cabin
- Just 15 Minutes from St. Michaels & its attractions including Chesapeake Maritime Museum
- Popular Chesapeake Bay Destination

BUILDING SIZE:

3,104 SF ±

LOT SIZE:

0.84 ACRES ±

ZONING:

VILLAGE MIXED (VM)

RENTAL RATE:

NEGOTIABLE



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



Chesapeake Lady II
Fishing Charters



Knapp's
Narrows
MARINA & INN

SITE



Ginck
@ THE BRIDGE

KNAPPS
NARROWS

TILGHMAN ISLAND DRAWBRIDGE

TILGHMAN ISLAND RD



VISITATION OVERVIEW



Wades Point Inn on The Bay
Claiborne Jetty
Claiborne Village Hall
Richardson's Marine Repair

Claiborne

ST. MICHAELS

Inn at Perry Cabin
St. Michaels Harbour Inn
St. Michaels Winery
George Brooks House
C.B. Maritime Museum
Corah's Corner
The Blue Crab
Limoncello Restaurant
Long Lane Lodge
Carpenter Street Saloon

The Parsonage Inn
St. Michaels Inn
Ship's Cove Inn & Resort
Blue Heron Coffee
The Fool's Lantern
Log Canoe Inn
Victoriana Inn
The Wildset Hotel
Gina's Cafe
Ruse Restaurant

33

McDaniel

Asplundh Airport

Whittman

St. Michaels

5 TALBOT ST
33

Lowes Wharf
Marina Inn
Ferry Cove Oyster Hatchery

Harris Cove Cottages
Bed 'N Boat
St. Michaels Sailing Charters

Bozman

Sherwood

The Oaks Waterfront Hotel
The Oak Room
Restaurant & Bar
Sunset Cove
at the General Store

33

SITE

TILGHMAN ISLAND

Wylde Hotel
Two if by Sea
Captain's Watch
Dogwood Harbor
Tilghman Watermen's Museum
Tilghman Island Inn

Knapp's Narrows Marina & Inn
Black Walnut Point Inn
Tickler's Crab Shack & Restaurant
Gina's at the Bridge
Blue Waterfront Restaurant

Bellevue

CHOPTANK RIVER



ESTIMATED YEARLY VISITOR VOLUME:	ST. MICHAELS: 429,958
	TALBOT COUNTY: 516,399
AVERAGE LENGTH OF STAY:	TALBOT COUNTY: 1.6 DAYS
DINED AT A LOCAL ESTABLISHMENT/ ENJOYED LOCAL SEAFOOD:	ALL VISITORS: 48%
	DAY TRIP: 56%
	OVERNIGHT TRIP: 46%
TOP PERSONA VISITOR (ST. MICHAELS):	CULTURAL EXPLORERS: MOST LIKELY TO DINE AT A LOCAL ESTABLISHMENT (67%)

[MORE INFORMATION](#)



FOR MORE INFO **CONTACT:**



MORGAN WIMBROW

VICE PRESIDENT

410.494.4846

MWIMBROW@mackenziecommercial.com



CHRIS BENNETT

EXECUTIVE VICE PRESIDENT & PRINCIPAL

410.953.0352

CBENNETT@mackenziecommercial.com



SCOTT WIMBROW

PRESIDENT & PRINCIPAL

410.953.0354

SWIMBROW@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-872-0400

**10175 Little Patuxent Parkway, Suite 902
Columbia, MD 21044**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD **COLUMBIA, MD** LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.