

# TURN-KEY WATERFRONT RESTAURANT/BAR

6178 TILGHMAN ISLAND RD | TILGHMAN, MARYLAND 21671





FOR **LEASE** 

#### **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 $\pm$
ZONING:	VILLAGE MIXED (VM)
RENTAL RATE:	NEGOTIABLE



### ADDITIONAL **PHOTOS**













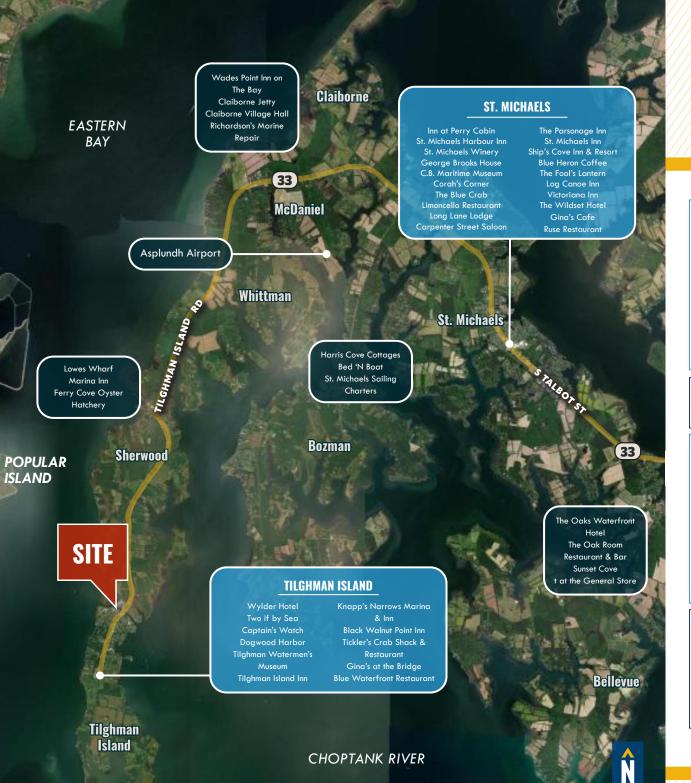






## LOCAL **BIRDSEYE**





## **VISITATION** OVERVIEW

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:**



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