



MACKENZIE
RETAIL

FOR SALE

SOLD
TURN-KEY
INCLUDING
CLASS 'D'
TAVERN LIQUOR
LICENSE



FREESTANDING
RESTAURANT

826-828
FREDERICK ROAD
CATONSVILLE, MD 21228

HIGHLIGHTS

- » Iconic Restaurant, Bar & Crab House sold Turn-Key with all furniture, fixtures and equipment included
- » 2-story, 5,740 square foot ± freestanding restaurant building with historic features, including hardwood floors and exposed stone throughout
- » Class "D" Tavern Liquor License permitting on- and off-premises sales
- » Located in the heart of Historic Downtown Catonsville with 75 feet ± of frontage along Frederick Road (MD Route 144)

BUILDING SIZE:

5,740 SF ±
ABOVE GRADE

SITE SIZE:

.47 ACRES ±
3 PARCELS

PARKING:

REAR PARKING LOT
32 DEDICATED SPACES

ZONING:

**BL CCC
BUSINESS LOCAL**
COMMERCIAL, COMMUNITY
CORE DISTRICT

SALE PRICE:

\$1,950,000



GOOGLE STREET VIEW



**MOTIVATED
SELLER!**



AERIAL

REAR PARKING LOT
32 DEDICATED SPACES

6

WINTERS LN

826

828

FREDERICK RD

144

LEVELS:

2 STORIES
+ BASEMENT/STORAGE AREA

SEATING:

223 SEATS ±

YEAR BUILT:

CIRCA 1865
RENOVATED 2006

CONSTRUCTION:

STONE & CONCRETE
BLOCK







BIRDSEYE

SITE

WINGS, THINGS
'N'
MORE

edible
arrangements

CHEF
PAOLINO
CAFE

PNC

STATE FARE

Frederick Road
Veterinary Hospital

IAMP'S
AT JENNINGS CAFE

Franco's
Italian Bistro
★★★★

ATWATER'S
TRADITIONAL FOOD

FREDERICK RD 13,492 AADT

CATONSVILLE
Gourmet
MARKET & FINE FOODS

144



CATONSVILLE PARKSHIP PARKING PROGRAM

In the rear lot behind 826-828 Frederick Road, **32 dedicated parking spaces** serve the building. Additionally, **178 parking spaces ±** in the immediate area have been recently identified by the citizen-led Catonsville Parking Group, in conjunction with Baltimore County, to provide additional customer parking for all Downtown Catonsville businesses. The below businesses/organizations have committed to allowing parking when they are closed for business:

1. **The Cube office building**
(757 Frederick Road)
2. **Catonsville United Methodist Church**
(Melvin Avenue & Frederick Road)
3. **Crown Title building**
(1 Sanford Avenue)
4. **Social Services lot**
(24 Melrose Avenue)

Additionally, approximately **31 metered spaces** serve the blocks of Frederick Road in front of and immediately adjacent to 826-828 Frederick Road.



TRADE AREA

3 MILES

DOWNTOWN CATONSVILLE



SITE

SITE

One Mile West

- LOTTE Market
- Panera Bread
- Wendy's
- Ashley HomeStore

McDonald's

TACO BELL

HARBOR FREIGHT

THE HOME DEPOT

LIDL

MATTRESS Warehouse

Westview

- LOWE'S
- sam's club
- VCF VALUE CITY FURNITURE
- Rainbow ROSS
- ASHLEY STEWART
- Marshall's
- CHUCK E. CHEESE'S
- BIG LOTS!

Ingleside Shopping Center

- SAFEMART
- Advance Auto Parts
- Chick-fil-A
- SUBWAY
- M&T Bank

Edmondson Square

- Giant
- Advance Auto Parts

40 West Plaza

- ALDI
- REGENCY FURNITURE SHOWROOMS
- Office DEPOT
- five BEYEW BEAUTY
- Applebee's
- PETSMART
- Krispy Kreme
- DOLLAR TREE
- Pepp Boys

40 West

- MART
- WELLS FARGO
- Walgreens
- Bank of America

Giant

Walmart

Catonsville Plaza

- SHOPPERS FORMAN MILLS
- DOLLAR GENERAL
- planet fitness
- DUNKIN' SUBWAY

Wilkins Beltway Plaza

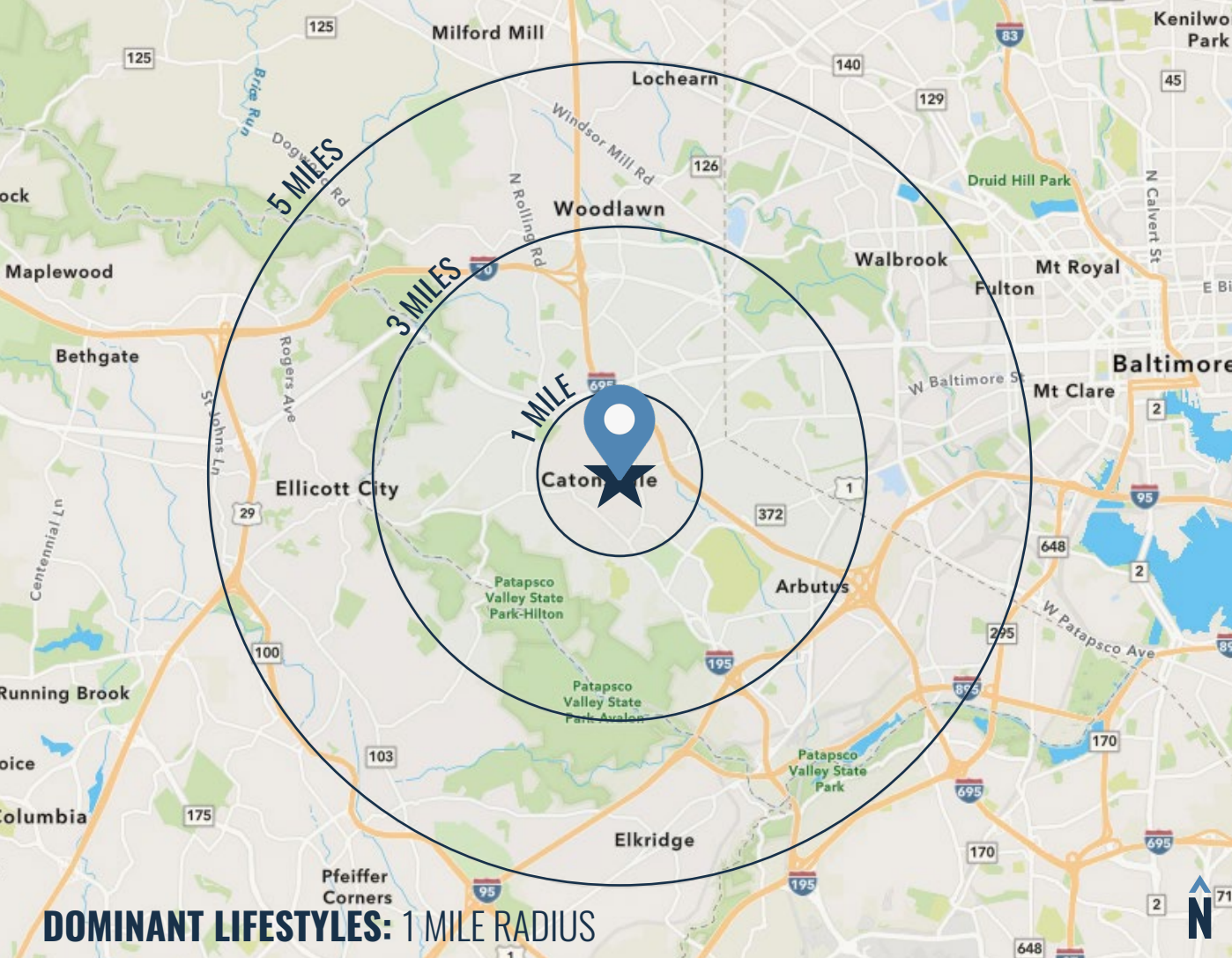
- Giant
- M&T Bank
- WINGSTON
- Ledo Pizza

Arbutus Shopping Plaza

- weis
- Advance Auto Parts
- DOLLAR TREE

UMBC





DOMINANT LIFESTYLES: 1 MILE RADIUS

25%
CITY LIGHTS



This densely populated market is the epitome of equality. They work hard and budget well to support their urban lifestyles. They are price savvy consumers, but will pay for quality brands that they trust.

Median Age: **39.3**
Median Household Income: **\$69,200**

23%
PARKS AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**
Median Household Income: **\$60,000**

15%
IN STYLE



In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

Median Age: **42.0**
Median Household Income: **\$73,000**

DEMOGRAPHICS

2022

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



13,945	108,214	291,289
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DAYTIME POPULATION



13,135	99,615	275,161
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AVERAGE HOUSEHOLD INCOME



\$148,819	\$110,610	\$106,739
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NUMBER OF HOUSEHOLDS



4,892	41,273	110,600
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MEDIAN AGE



42.3	39.3	38.9
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FULL DEMOS REPORT





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SITE

AUTUMN LAKE HEALTHCARE

ST. MARK CATHOLIC CHURCH AND SCHOOL

FUSTING AVE

INGLESIDE AVE

DEGREY AVE

GLENWOOD AVE

ARBUTUS AVE

EXIT 13

INTERSTATE 695

144

DUNKIN' WELLS FARGO

jiffy lube

G.L. Shacks GRILL

7 ELEVEN

PNC

UMAMI Mediterranean Kitchen

Ritas

THE STATE FARE TAMP'S AT JENNINGS CAFE

M&T Bank

EL GUAPITO

BEAUMONT Bills Music

BLOOMSBURY AVE

BISHOPS LN

HOLMEHURST AVE

WADE AVE

FREDERICK RD

144

TRUIST

CATONVILLE gourmet

Doozy's Diner

CATONVILLE SUNDAY FARMERS MARKET

CALIBER COLLISION

ROGNEE AVE

BLOOMINGDALE AVE

MAGRUDER AVE

MELLOR AVE

CATONVILLE ELEM. SCHOOL

NEWBURG AVE

SANFORD AVE

LOCUST DR

OAK DR

FOREST DR

WINTERS LN

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