FOR **SALE**

PORT TOBACCO RESTAURANT FOR SALE

7536 SHIRLEY BLVD | PORT TOBACCO, MARYLAND 20677



**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 ± 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
- New architectural standing seam metal roof and exterior paint

BUILDING SIZE:	3,500 SF ±
LOT SIZE:	2.69 ACRES ±
YEAR BUILT:	2006 (RECENT UPGRADES)
ZONING:	VILLAGE COMMERCIAL (CV)
SALE PRICE:	**UNPRICED**







ADDITIONAL **PHOTOS**









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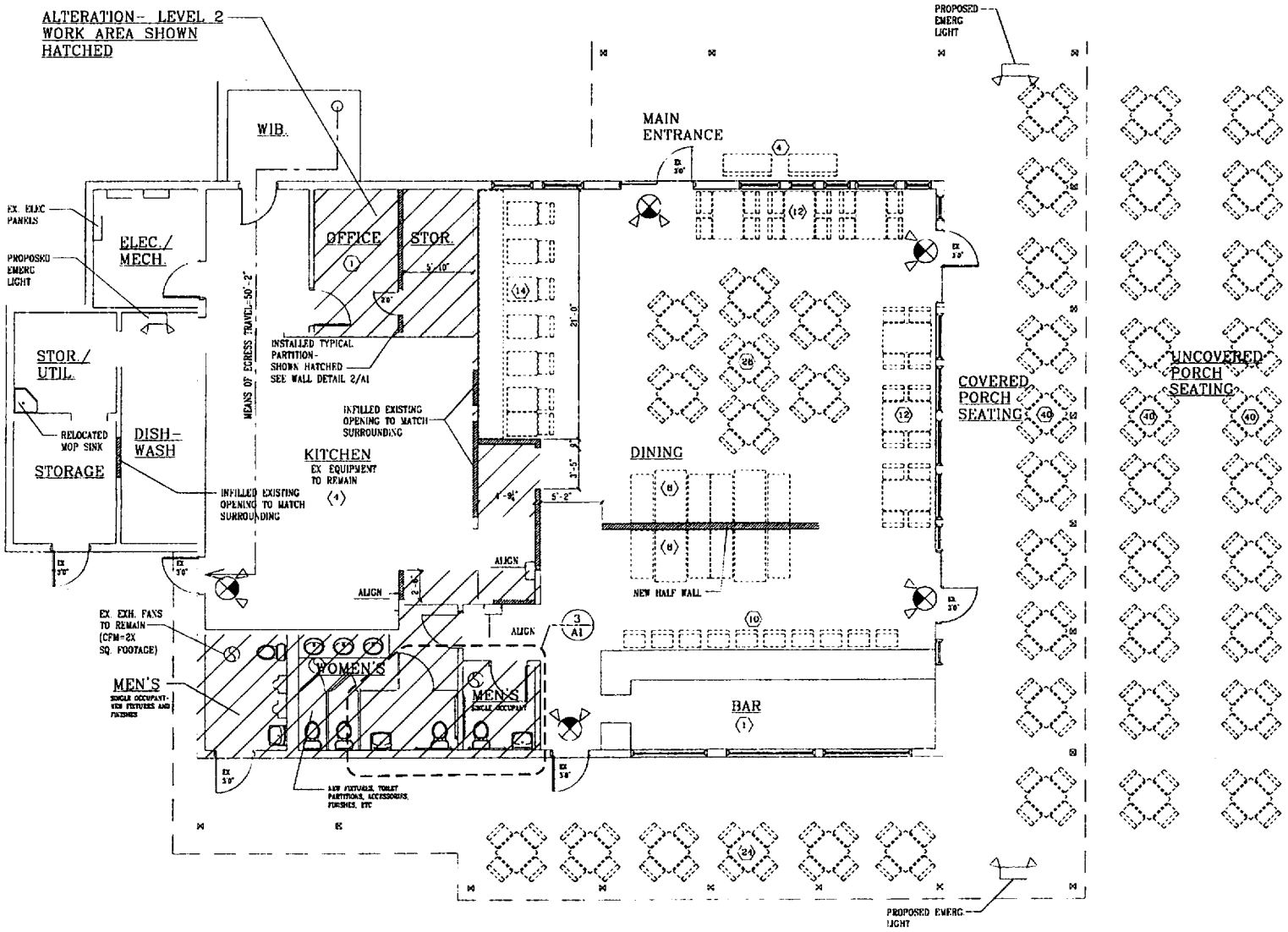








FLOOR **PLAN**


ALTERATION-- LEVEL 2 WORK AREA SHOWN HATCHED
WIB.
MAIN ENTRANCE
PROPOSED EMERG LIGHT
EX. ELEC PANELS
ELEC./ MECH.
PROPOSED EMERG LIGHT
OFFICE
STOR.
INSTALLED TYPICAL PARTITION- SHOWN HATCHED SEE WALL DETAIL 2/A1
MEANS OF EGRESS TRAVEL-50'-2"
STOR./ UTIL.
RELOCATED MOP SINK
STORAGE
DISH-WASH
INFILLED EXISTING OPENING TO MATCH SURROUNDING
KITCHEN
EX EQUIPMENT TO REMAIN
INFILLED EXISTING OPENING TO MATCH SURROUNDING
DINING
COVERED PORCH SEATING
UNCOVERED PORCH SEATING
NEW HALF WALL
ALIGN
ALIGN
ALIGN
EX EXH. FANS TO REMAIN (CFM=2X SQ. FOOTAGE)
WOMEN'S
MEN'S
MEN'S
BAR
NEW FIXTURES, TOILET PARTITIONS, ACCESSORIES, FURISHES, ETC
PROPOSED EMERG LIGHT

BIRDSEYE



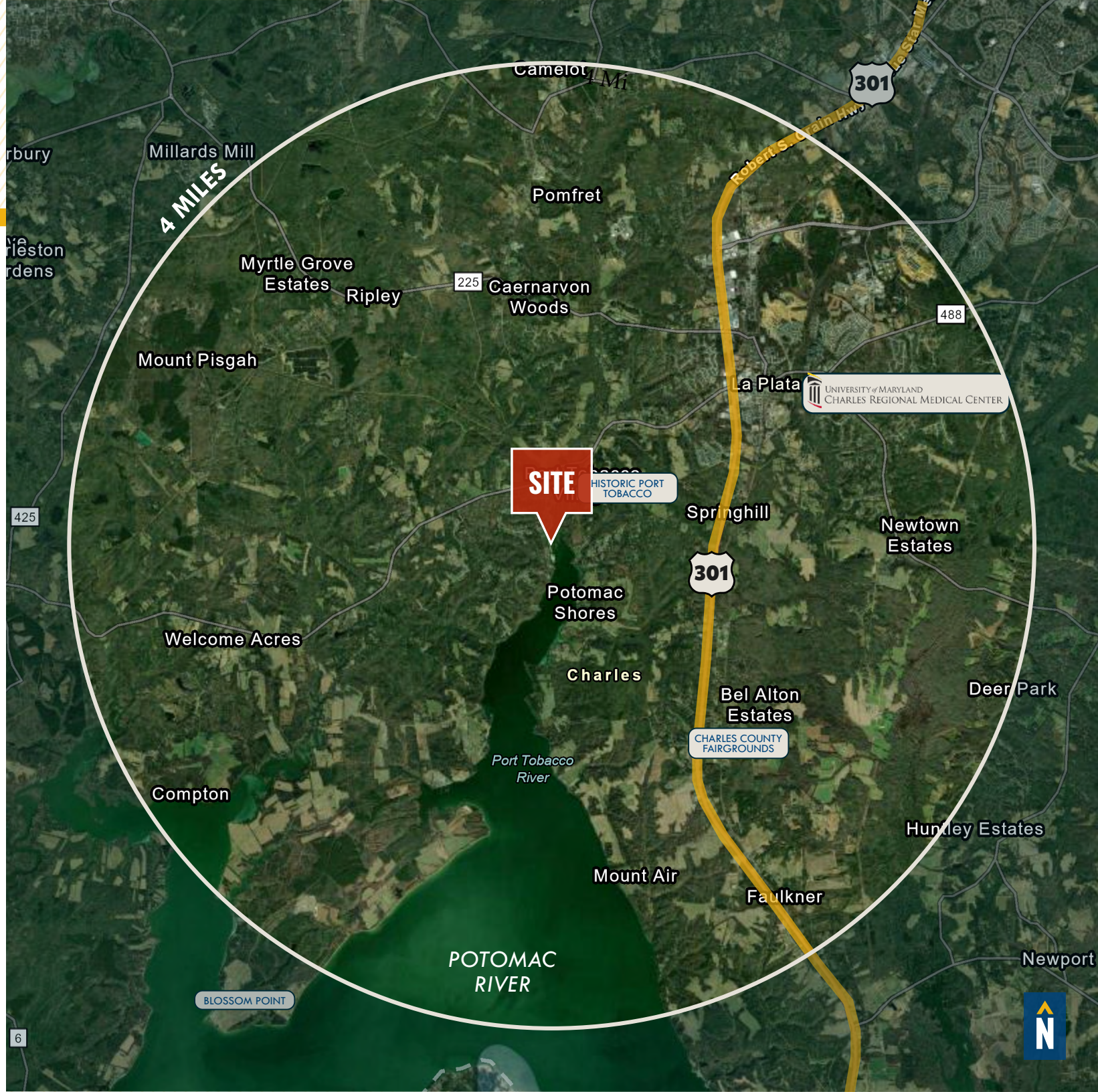
TRADE AREA

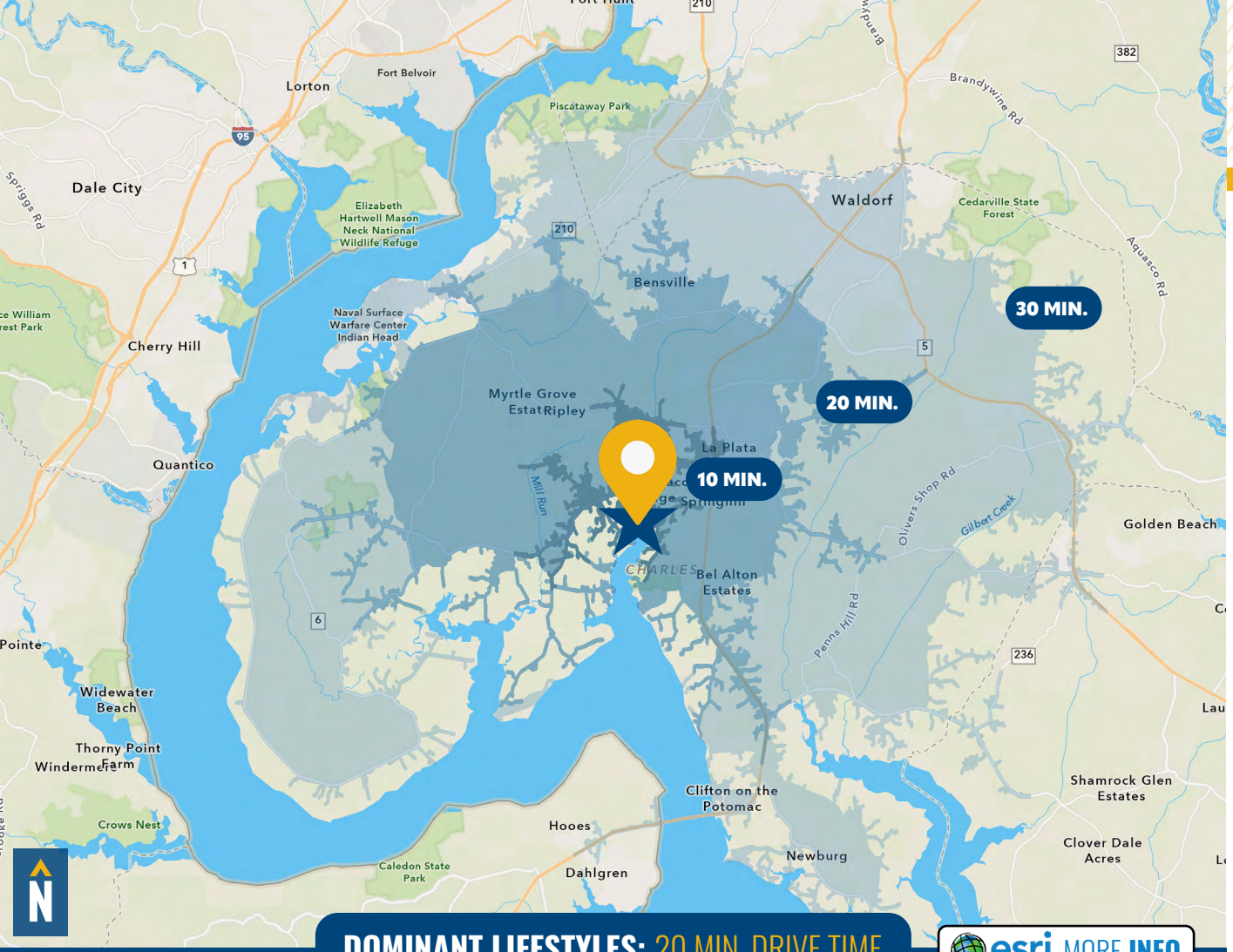
DRIVING DISTANCE TO:

- 6 — 1.2 MILES — **3 MIN. DRIVE**
- 301 — 4.3 MILES — **8 MIN. DRIVE**
- 234 — 13.5 MILES — **17 MIN. DRIVE**

- JOINT BASE ANDREWS — 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.**





DOMINANT LIFESTYLES: 20 MIN. DRIVE TIME

esri MORE INFO

36% DREAMBELT



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



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



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.

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

FOR MORE INFO
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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