



FOR **SALE/  
LEASE**

# 2ND GEN. RESTAURANT

**HISTORIC CLIPPER MILL/HAMPDEN:**

1518-1520 CLIPPER ROAD  
BALTIMORE, MARYLAND



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 6,000 SF ± bar/restaurant available for sale or lease
- Approximately 190 seats, including 50 in the first floor dining room, 80 in the bar and 60 in the second floor dining room (with outdoor seating for an additional 34 patrons)
- Class "B" 7-Day 2AM Beer, Wine, Liquor License
- All FF&E conveys with Lease/Sale
- Historic mill building loaded with charm and character
- Full service commercial kitchen with multiple pizza ovens
- Ample on-site parking (Owned by others)
- Located in historic Clipper Mill/Hampden
- Adjacent to Whitehall Mill, a 3-story apartment complex with 28 units, and home of True Chesapeake (150-seat restaurant)
- Convenient access to I-83

**BUILDING SIZE:** 6,000 SF ± (ABOVE GRADE)

**LOT SIZE:** .66 ACRES ±

**RENTAL RATE:** NEGOTIABLE

**SALE PRICE:** \$1,400,000







GOOGLE STREET VIEW



CLIPPER MILL RD

ASH ST



**PARKING**

(OWNED BY OTHERS)



**PARKING**

(OWNED BY OTHERS)

CLIPPER RD



132,655 AADT



PARKING



PARKING



83

25

HAMPDEN

GUILFORD

1 MILE

UNION CRAFT BREWING

Tower Square  
Giant  
Walgreens  
DUNKIN' DONUTS  
Mobile

The Rotunda  
MOM'S Organic Market  
WAREHOUSE CINEMAS  
Starbucks  
Local 1st  
PURE JUICE  
FLUYD'S  
ME moby dick  
pure barre  
MOD  
BB  
corepower YOGA  
ChoiceOne URGENT CARE

ROYAL FARMS

wicked sisters

DOUBLE TREE

WOODBERRY/  
CLIPPER MILL

WOODBERRY KITCHEN

ARTIFACT COFFEE

LA CUCHARA

NAVERLY BREWING CO.

ROYAL FARMS

SKATEPARK OF BALTIMORE

"The Avenue"

JOHNS HOPKINS UNIVERSITY

SITE

SLIBEN  
PAULE CEE'S  
mona's  
FRAZIER'S  
GOLDEN WEST CAFE  
OYSTER CRAFTED  
BLUEBIRD  
AVENUE sprout  
CATALOG COFFEE  
Luigi's Flavors  
the art house  
THE FOOD MARKET M&T Bank  
THE URBAN OYSTER  
HOLLY FRISWELL'S  
Charmery TRUIST  
ROYAL FARMS haw  
OLD BANK  
SOUVLAKI  
Grano  
WINE  
WHATNOTS

BARNES & NOBLE  
honeygrain

EDDIE'S MARKET

7-Eleven

DRUID PARK

MARYLAND ZOO

HOMWOOD

83

EXIT 8

# DEMOGRAPHICS

2025

RADIUS: 5 MINUTES 10 MINUTES 15 MINUTES

## RESIDENTIAL POPULATION



12,509

116,099

304,843

## DAYTIME POPULATION



12,536

154,875

411,523

## AVERAGE HOUSEHOLD INCOME



\$111,879

\$86,502

\$87,845

## NUMBER OF HOUSEHOLDS



6,450

56,163

140,658

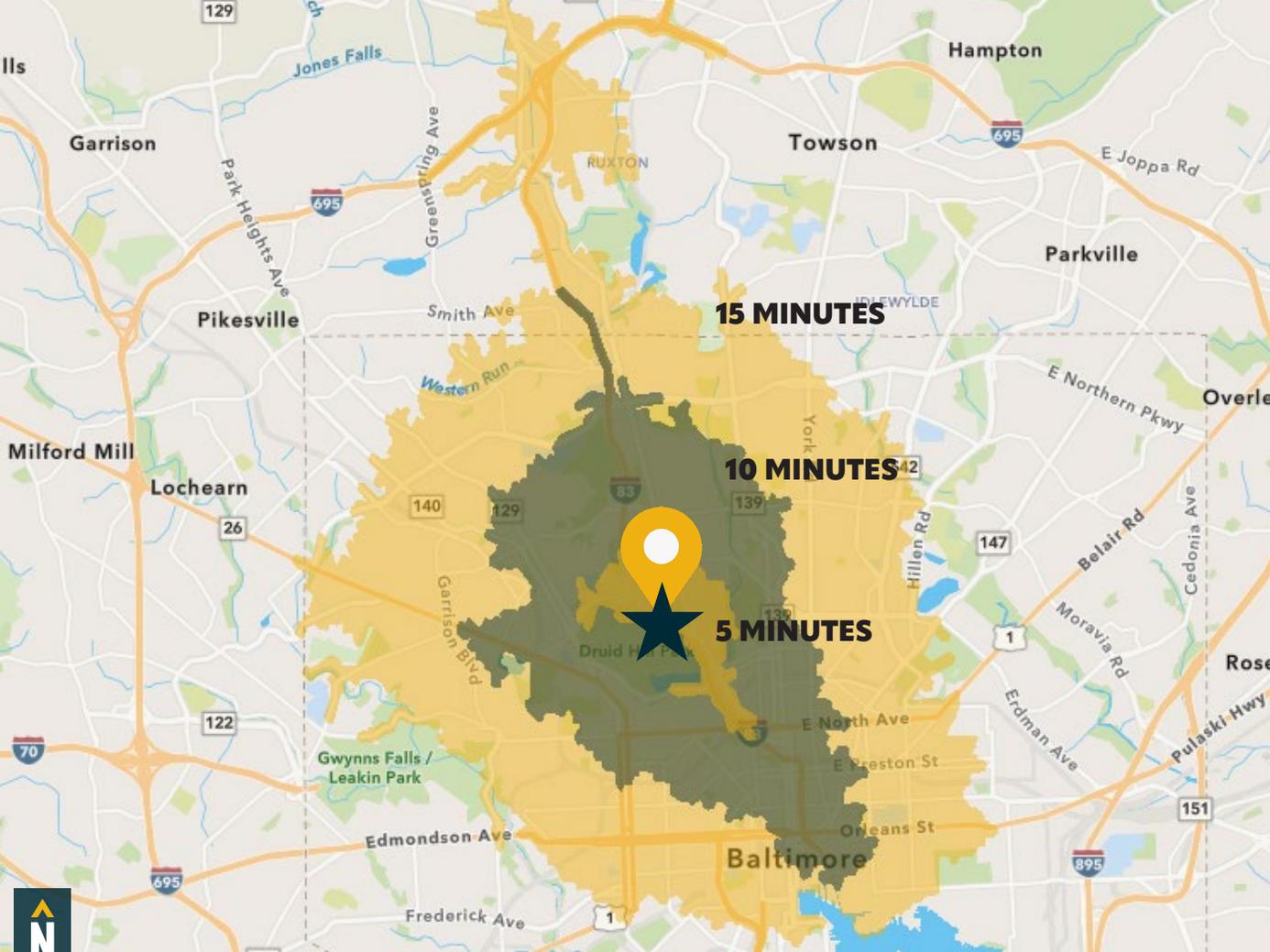
## MEDIAN AGE



37.1

35.1

37.0



**DOMINANT LIFESTYLES: 10 MIN. DRIVE**

[MORE INFO](#)

**23%** METRO RENTERS



MEDIAN

AGE: 32.9

HH INCOME: \$94,766

These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

**15%** EMERGING HUB



MEDIAN

AGE: 36.0

HH INCOME: \$70,456

Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

**14%** INDEPENDENT CITYSCAPES



MEDIAN

AGE: 39.3

HH INCOME: \$26,555

Members of these communities are mainly single individuals, female single parents raising young children, or family households without couples or children. They often shop at nearby discount and convenience stores.

[FULL DEMOS REPORT](#)

# FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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