

BERKSHIRE
HATHAWAY
PENFED REALTY

MCNELIS
ASSOCIATES

COMMERCIAL

PRIME RETAIL

INVESTMENT OPPORTUNITY

FOR SALE

13200 Dowell Road
Solomons, MD 20688



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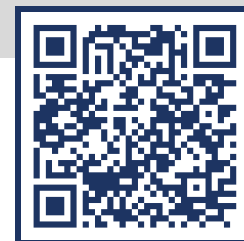
Website: www.lovechesapeake.com

LIC #: 5015207



\$2,950,000

LISTING
PRICE



YEAR BUILT: 2009

BUILDING SIZE: 7,834 SF

OCCUPANCY: 100%

PROPERTY TYPE: RETAIL/RESTAURANT

CURRENT USE: RESTAURANT WITH BREWERY

SALE INCLUDES: REAL PROPERTY, BUSINESS,
FURNITURE, FIXTURES, AND EQUIPMENT (FF&E)

Exceptional retail property in Solomons, MD, featuring a 7,834 SF building built in 2009 with 100% occupancy. Zoned TC for commercial use, this prime location currently houses a restaurant with an on-site brewery. The sale includes real property, business, furniture, fixtures, and equipment — a turnkey investment with modern construction and low maintenance costs.

The site offers excellent visibility and accessibility, plus potential for an additional pad on Route 4. Ideal for a convenience store with gas pumps or multiple drive-through restaurants. A rare and versatile opportunity in the thriving Southern Maryland market.