

The Pikes Diner & Crab House

Sale or Lease

921 Reisterstown Road, Baltimore, MD 21208



TROUT DANIEL & ASSOCIATES

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Property Overview



Freestanding retail building at signalized intersection of Reisterstown Road and Sherwood Avenue, includes 5,000 SF (+/-) full-service restaurant with 1,000 SF (+/-) covered outdoor patio and separate 3,000 (+/-) SF modern, boutique, 2-cinema, dine-in theater with state-of-the-art audio-visual projection equipment. Art Deco building with circa 1950 landmark marquee sign with exposure to in excess of 35,000 vehicles per day.

Located less than a 1/4 mile from the \$100 Million, 14-acre, multi-use cultural arts and athletic complex destination venue Pikesville Armory Redevelopment, expected to be transformation for the area.



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Property Data

Data Available:	Negotiable
Lot Size:	.83 Acres (+/-)
Building Size:	8,000 Square Feet (+/-)
Available Space:	3,000 to 8,000 Square Feet; with approximately 18' clear interior height
Zoning:	BL-CT (Business Local Town Center)
Real Estate Taxes:	\$24,187.91 (2023-2024) includes \$5,290.41 (Water Distribution, Sewer Service and Bay Restoration charges)
Economic Development:	Located in a Baltimore County Commercial Revitalization District (CRD) offering myriad economic development benefits. Located approximately .25 miles from the \$100 million Pikesville Armory Redevelopment, expected to be transformational for the area.
Lease Type & Term:	Triple Net Lease; minimum 5 year term
Parking:	62 spaces on site, additional parking available nearby
Signage:	Landmark, circa 1950 Art Deco marquee sign
Traffic Volume:	Traffic count 35,000 ADT
Janitorial:	Tenant responsibility
Utilities:	Gas, electric, and public water & sewer
Restrooms:	Restaurant equipped with ADA compliant single person, male/female restrooms and theater equipped male/female restrooms for multi-person use.
Building Description:	Art deco design, consists of brick, masonry, steel
Business Assets:	Restaurant includes Class D Liquor License and modern, fully operational 1,500 SF (+/-) kitchen with crab steaming room.
Property & Business:	Offered for sale separately. Contact agent for additional details. Proposals provided on a case-by-case basis.

Aerial Image



The Pikes



Armory Redevelopment



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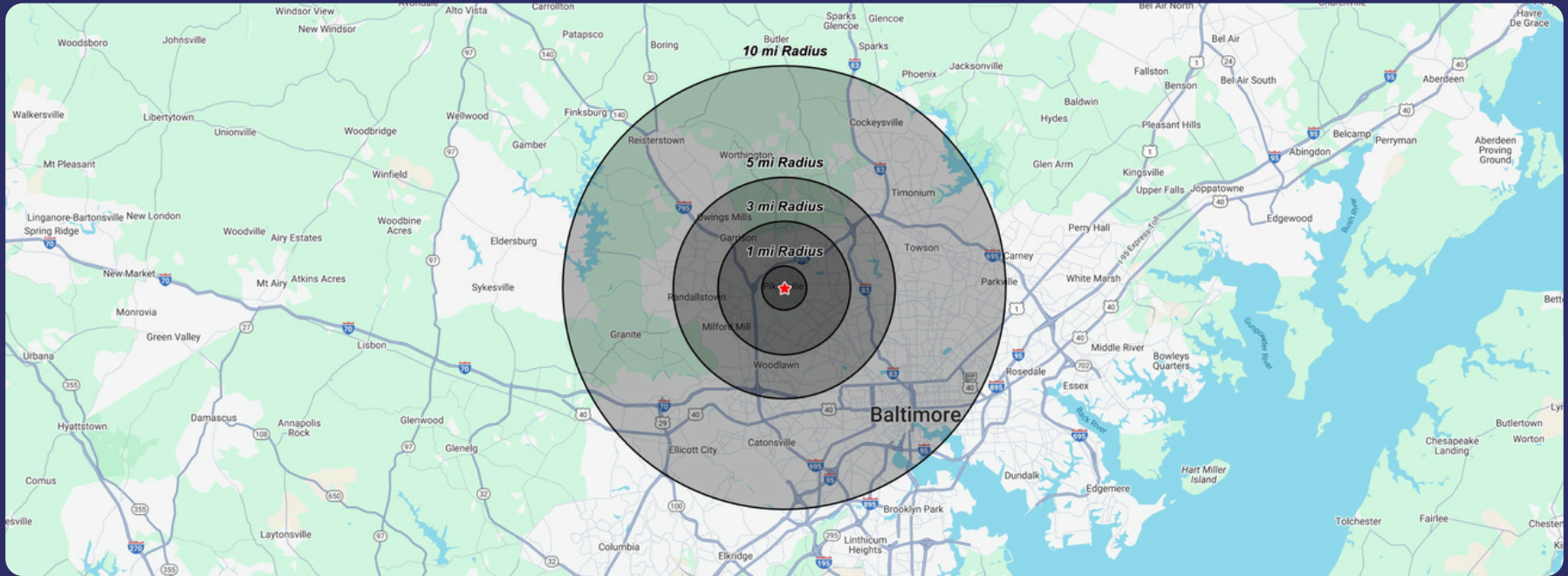
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Demographics



	1 Mile	3 Miles	5 Miles	10 Miles
Total Population	12,380	111,737	283,906	987,468
Population Density	3,941	3,952	3,615	3,143
Median Age	45.6	40.5	39.5	41
Median Age (Male)	42.9	37.8	37.3	39
Median Age (Female)	49.0	42.9	41.4	42
Total Households	5,835	46,136	112,094	397,753
# of Persons Per HH	2.1	2.4	2.5	2.5
Average HH Income	\$60,374	\$72,721	\$73,746	\$113,691
Average House Value	\$258,726	\$295,633	\$295,279	\$365,397



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