



# OFFERING MEMORANDUM

1209 S CHARLES ST. | BALTIMORE, MD 21230

# FOR SALE



## SUBJECT OVERVIEW

### 1209 S Charles St., Baltimore, MD 21230

- Iconic Ropewalk Tavern spans 11,319 SF with multiple bars, commercial kitchen, private dining, gaming area, and 425-seat capacity in the heart of historic Federal Hill.
- Three-story distinctive redbrick façade with spacious layouts, custom mahogany bars, multiple dining areas, private event spaces, and outdoor seating.
- Enjoys great exposure to high pedestrian and vehicle traffic with a walk score of 99 and near Cross Street Market, Camden Yards, M&T Bank Stadium, Horseshoe Casino and Top Golf.
- Sale includes LBD7 liquor license, and turnkey furniture, fixtures, and equipment, ideal for continued hospitality or mixed-use redevelopment.
- Renovated in 2020 with capital upgrades inclusive of a new roof, full sprinkler system and gaming area with two bowling lanes. Ropewalk Tavern blends pre-prohibition charm with modern infrastructure.
- Steps to Cherry Route Light Rail, and one block from West Street Garage ensures strong transit connectivity. Close proximity to I-95, I-395, I-895 for excellent accessibility.





# THE OFFERING

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The iconic Ropewalk Tavern at 1209 S Charles Street presents a rare opportunity to acquire a fully operational, historic hospitality asset in one of Baltimore's most dynamic neighborhoods.

Spanning approximately 11,319 square feet across three stories, this pre-prohibition-era tavern has been a Federal Hill landmark for over 30 years. The property boasts a 425-person seating capacity, custom mahogany bars, multiple dining areas, private event spaces, outdoor seating, and a fully equipped commercial kitchen. Recent 2020 capital upgrades, including a new roof and full sprinkler system, ensure modern functionality while preserving its vintage charm. The acquisition of 1209 S Charles Street includes the real estate, a coveted LBD7 liquor license, and all furniture, fixtures, and equipment (FF&E). With its size, visibility, and infrastructure, Ropewalk Tavern is equally suited for continued hospitality use or repositioning into a mixed-use residential/ commercial redevelopment in a neighborhood primed for long-term growth.

Positioned on one of Federal Hill's most traveled blocks, Ropewalk Tavern enjoys exceptional exposure to high pedestrian and vehicle traffic, especially during weekends and events. Ropewalk Tavern's distinctive redbrick facade, spacious layout, and recent interior renovations make it a standout among Baltimore's restaurant and entertainment venues. Surrounded by thriving retail and residential developments, the area supports strong tenant performance and above-market rental rates.

Located just steps from Cross Street Market, Oriole Park at Camden Yards, M&T Bank Stadium, Horseshoe Casino, and TopGolf; 1209 S Charles Street is at the heart of Federal Hill's retail, entertainment, and residential core. The site enjoys a Walk Score of 99, immediate access to the Cherry Route Light Rail, and is within a block of the West Street Garage, enhancing accessibility for both locals and visitors. The area draws from a consumer base of over 470,000 residents within a 5-mile radius, generating nearly \$5 billion in annual consumer spending, including over \$660 million on food and alcoholic beverages away from home. The Baltimore Southeast retail sub-market remains strong, with a 3.1% vacancy rate and year-over-year rent growth, reflecting stable tenant demand and limited inventory. Additionally, the transformative Port Covington (Baltimore Peninsula) redevelopment nearby is driving major public and private investment, fueling further appreciation and commercial synergy.

1209 S Charles Street offers a compelling opportunity to own a piece of Baltimore's cultural and commercial fabric. Whether operated as a flagship food and beverage venue or re-imagined as a high-density urban redevelopment, the property combines scale, history, and unmatched location in one of the city's most sought-after neighborhoods.

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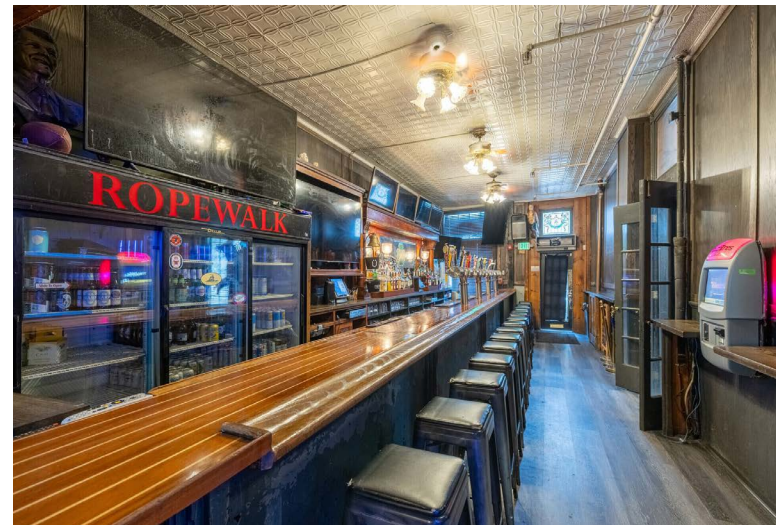
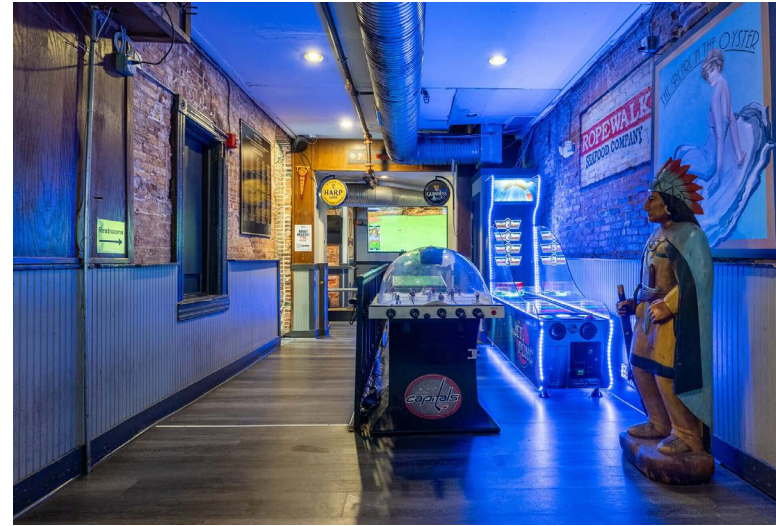
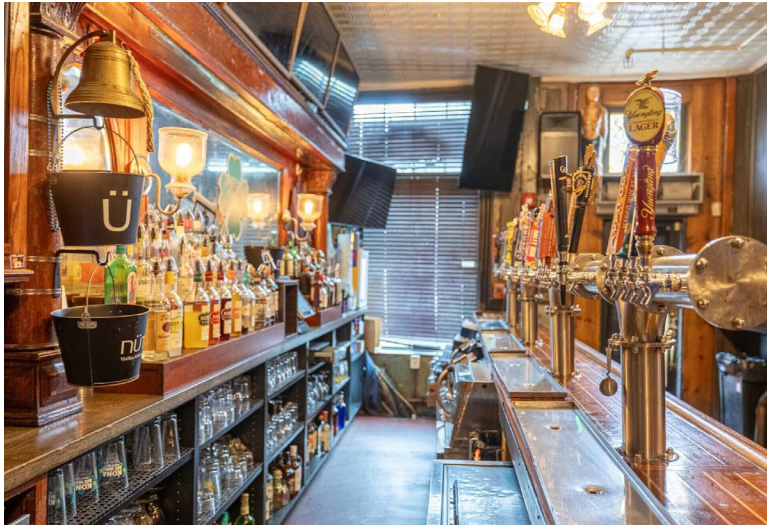


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# INTERIOR PHOTOS

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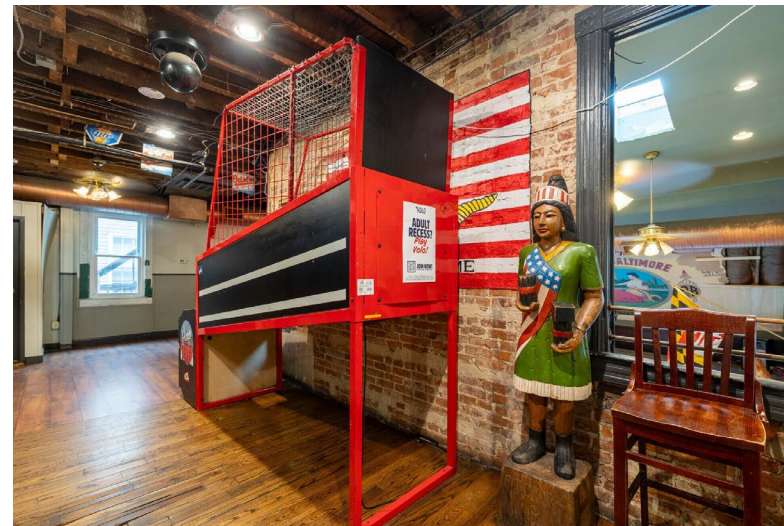
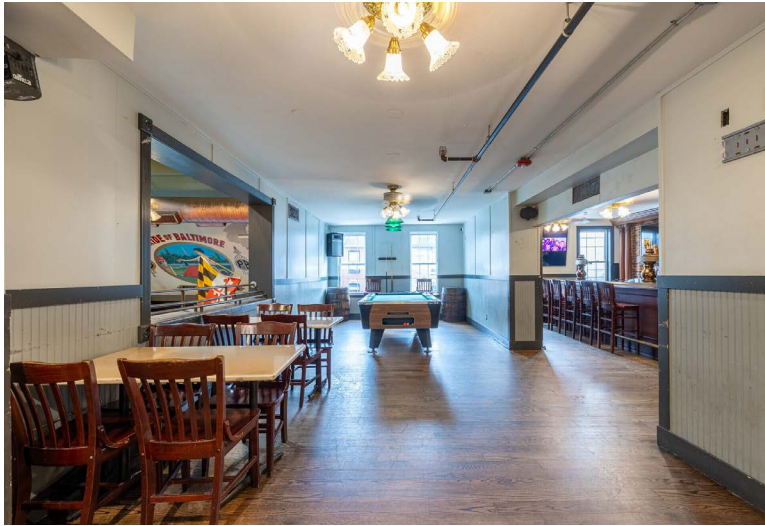
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1209 S. CHARLES STREET

PL

6 A2.1

101

1' - 4" 10' - 4"

2 A2.2

LOW WALL

3' - 6" 4' - 6" 3' - 6"

NEW BAR

SINK SINK

BOTTLE COOLER

3' - 3" 3' - 6" 4' - 6" 3' - 6"

EX. BAR

V.I.F.

4" 4" 4" 4"

3 A2.2

1 A2.1

102

NEW OVERHEAD TRACK DOORS

105 106

4' - 0" 6' - 6" 4' - 0"

NEW HANDICAP ACCESSIBLE RAMP

UP

INFILL EXISTING OPENING

WOOD PANELS TO MATCH EXISTING PATCH AND PAINT

EX. POOL TABLES

8' - 3" V.I.F.

UP

1' - 6"

REPLACE EXISTING STAIR

EX. MENS

EXISTING STAIR

1 A4.1

109

5' - 0"

3' - 3" V.I.F.

UP

2 A4.1

113

6' - 6"

STORAGE

D.S.

PREP AREA

11' - 3" V.I.F.

2' - 11"

ICE

NEW HAND SINK

EXISTING SINKS

EX. KITCHEN

EXISTING EQUIPMENT

GRILL FRY PREP

EX. WALK-IN

EX. DINING

EX. BAR

103

REPLACE EXISTING FLOOR HATCH

EX. BAR

104

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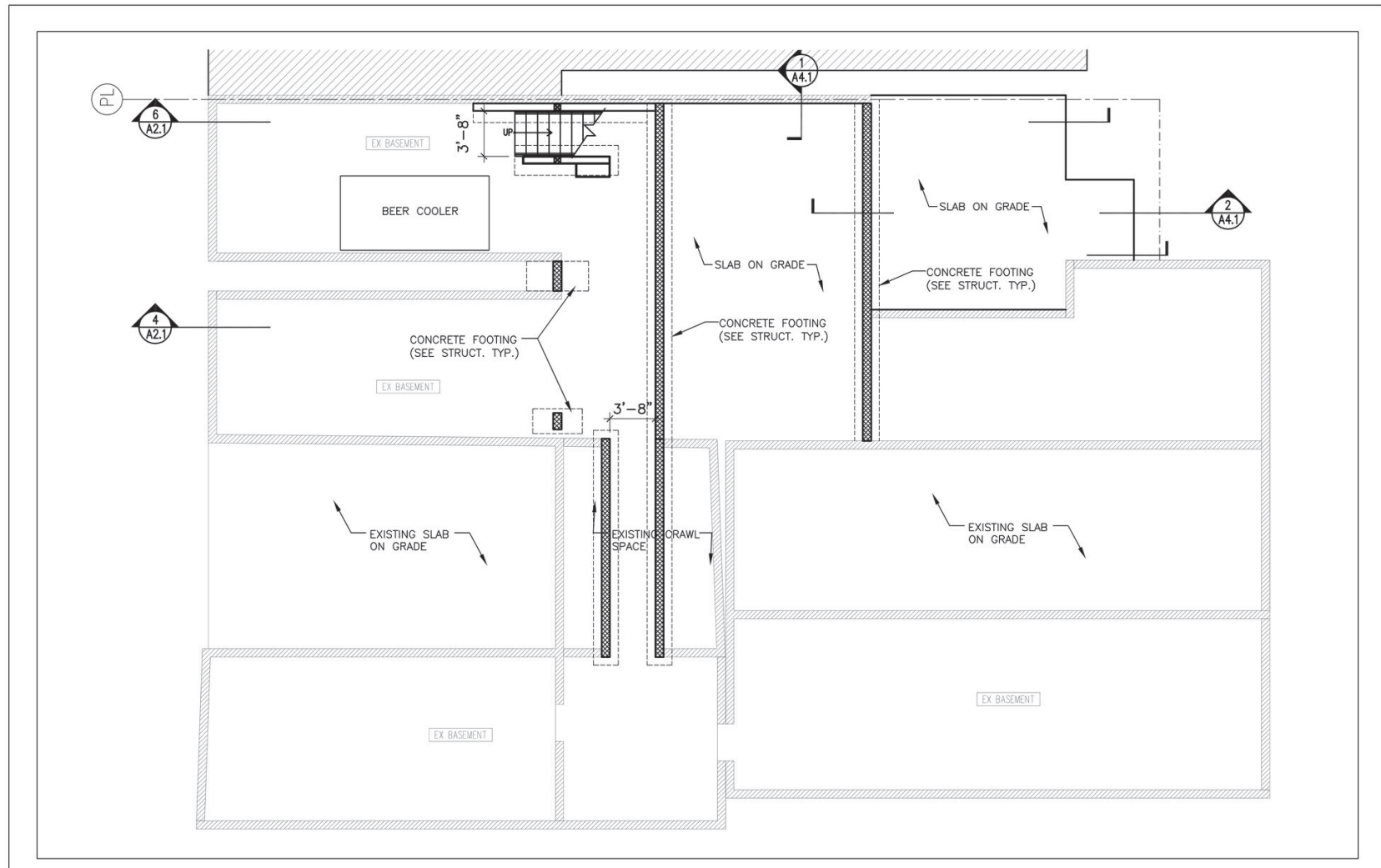
Architectural floor plan of the second floor of a building at 1209 S. CHARLES STREET. The plan shows various rooms including OFFICE, EX. OFFICE, EX. STORAGE, MECH, EX. BATHROOM, and EX. ROOF BELOW. It includes dimensions for rooms and corridors, door and window symbols (D1, D2, D3, W1), and staircases (STAIR 1, STAIR 2). A north arrow is located in the upper right corner.



# FLOOR PLANS

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## Basement

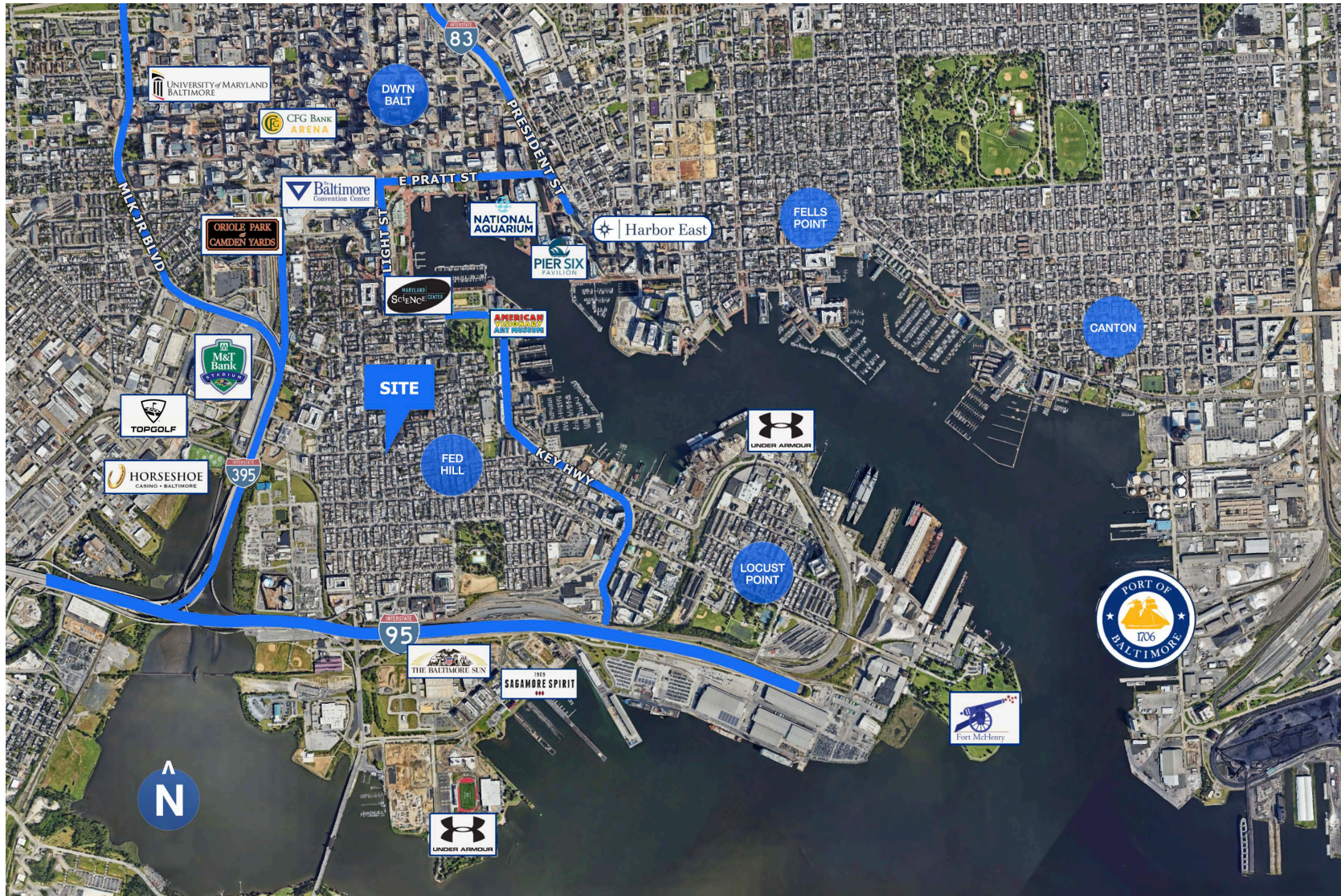






# LOCAL TRADE AREA

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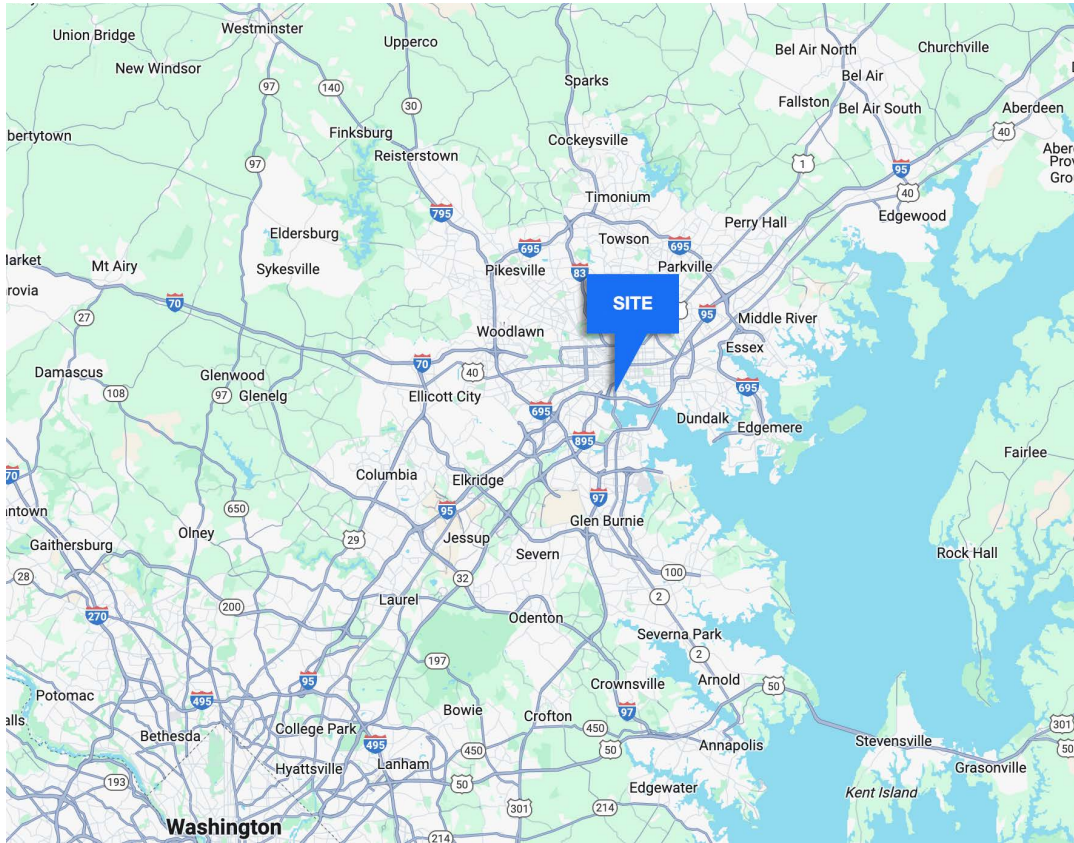
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# MARKET OVERVIEW

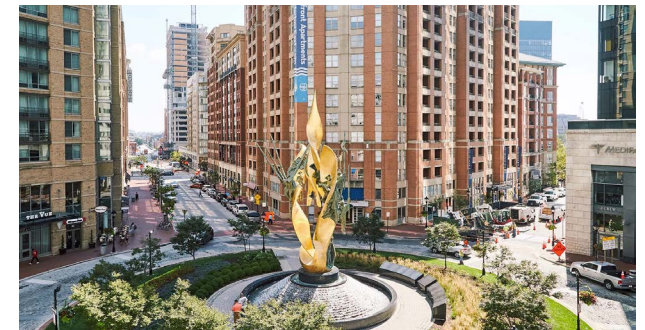
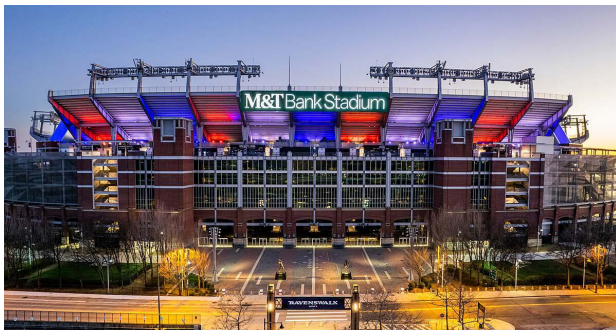
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## LOCATION OVERVIEW

### Baltimore City

Baltimore City presents a robust opportunity for new restaurants and bars, driven by its expansive and engaged population. Within a 5-mile radius, over 470,000 residents offer a substantial customer base, which expands to more than 674,000 within a 15-minute drive. Crucially, the city also boasts a large daytime workforce, with over 320,000 employees within 5 miles, ensuring consistent demand throughout the day. This demographic has significant spending power, with \$4.9 billion in total consumer spending within 5 miles, highlighting a strong market for dining and entertainment. Furthermore, the immediate 1-mile radius features a youthful median age of 34 and a highly educated population, indicating a palate for diverse culinary experiences. This vibrant urban core, combined with its strategic location and existing business ecosystem, makes Baltimore City a premier destination for successful restaurant and bar ventures.



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## MAJOR EMPLOYERS IN BALTIMORE CITY



JOHNS HOPKINS  
MEDICINE

Johns Hopkins Medicine



UNIVERSITY SYSTEM  
of MARYLAND

UMD System of MD



T.Rowe Price



US Social Security  
Administration

## KEY MARKET STATISTICS & NOTES



Baltimore was founded in 1729 and is the **second largest US seaport** in the Mid-Atlantic, and it is the **21st largest metro** area in the US.



Due to Baltimore's **close proximity to Washington, DC**, it has become home to many Defense Contractors, Information Technology professionals, and the Professional, Scientific, and Technical (PST) industry.



More than **200,000 Cyber Security professionals** reside within Baltimore-Washington with upwards of 75,000 in the Greater Baltimore/Central Maryland area.



**University of Maryland Medical Center and Johns Hopkins Hospital** maintain approximately 11,900 full-time, part-time, and medical/doctoral student staff members between the two hospitals.



Baltimore is home to the **Under Armour Headquarters, National Bohemian Brewery, and the first Guinness Brewery** in the US.



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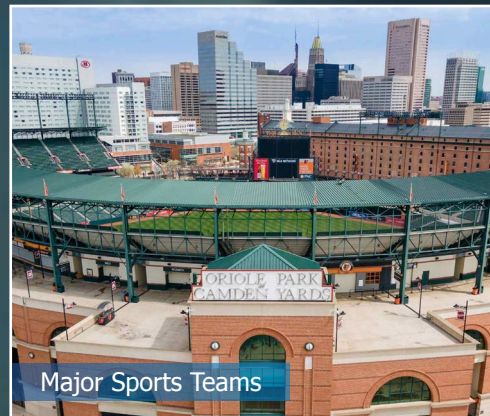


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## BALTIMORE - A WALKABLE, LIVE-WORK-PLAY ENVIRONMENT

Federal Hill is one of Baltimore City's most vibrant and sought-after urban neighborhoods, boasting a dynamic mix of historic residential charm and bustling commercial activity. The market benefits immensely from its prime location just south of downtown, offering residents, employees, and visitors immediate access to major city attractions, the Inner Harbor, and the business districts. In addition, Federal Hill is renowned as a premier dining, nightlife, and cultural destination, with amenities that include its iconic Federal Hill Park, the bustling Cross Street Market, numerous award-winning restaurants and bars, and proximity to stadiums and museums.



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## MODERN HOSPITAL CENTERS ANCHOR THE AREA

Federal Hill, a vibrant and historic neighborhood in Baltimore, benefits from its proximity to world-class medical institutions, making it an attractive location. The area is just a short distance from the University of Maryland Medical Center, a leading academic medical center and Level I trauma center, consistently ranked among the nation's best. This sprawling urban campus provides comprehensive inpatient and outpatient services, drawing a large number of patients, staff, and visitors daily. Additionally, Mercy Medical Center, a highly respected Catholic hospital known for its women's health services, cancer care, and orthopedic programs, is also conveniently accessible. Both institutions are continually investing in cutting-edge research, technology, and patient care facilities, underscoring the strong and stable medical presence supporting the Federal Hill community.



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