

SALE

FLAGSHIP RESTAURANT & REAL ESTATE

51 S Market St, Frederick, MD 21701



PROPERTY HIGHLIGHTS

- Prime Location in Downtown Frederick (Market St at Carroll Creek Promenade)
- Turnkey Restaurant
- Zoning: Downtown Business (DB)

Fitzgerald Realty Group, Inc. (“FRG”) is proud to offer, as the exclusive representative of the owner, a once in a generation opportunity to acquire the premier restaurant location and the long standing Frederick institution, La Paz Restaurant. Since its establishment in 1978, La Paz has been an award winning Frederick favorite among visitors and locals alike. After 46 years, the founders are ready to enjoy retirement and have a strong desire to see the business continue serving Frederick. Fitzgerald Realty Group, Inc. is assisting with the transition and we are interested in speaking with parties who have an interest in:

- 1) Acquiring both the business and real estate of La Paz
- 2) Acquiring the La Paz restaurant business to operate as a tenant at the existing property
- 3) Acquiring the real estate portion of the operation

With its extremely high visibility and corner location along the Carroll Creek Promenade, this is a unique opportunity to acquire what is widely considered to be the best restaurant location in downtown Frederick. The property also enjoys an incredibly popular patio for outdoor dining with a southern exposure along the creek. The patio is not fee simple to the property, but operated under agreement with the city of Frederick. The Carroll Creek Promenade hosts dozens of events & festivals throughout the year, generating an extraordinary amount of foot traffic.

The property at 51 S Market St features 6,200± SF above grade plus a nearly full basement. Built in 2005, the building enjoys the benefits of modern construction, plumbing, HVAC, electric, masonry and elevator.

All information contained herein is deemed reliable, but not guaranteed.



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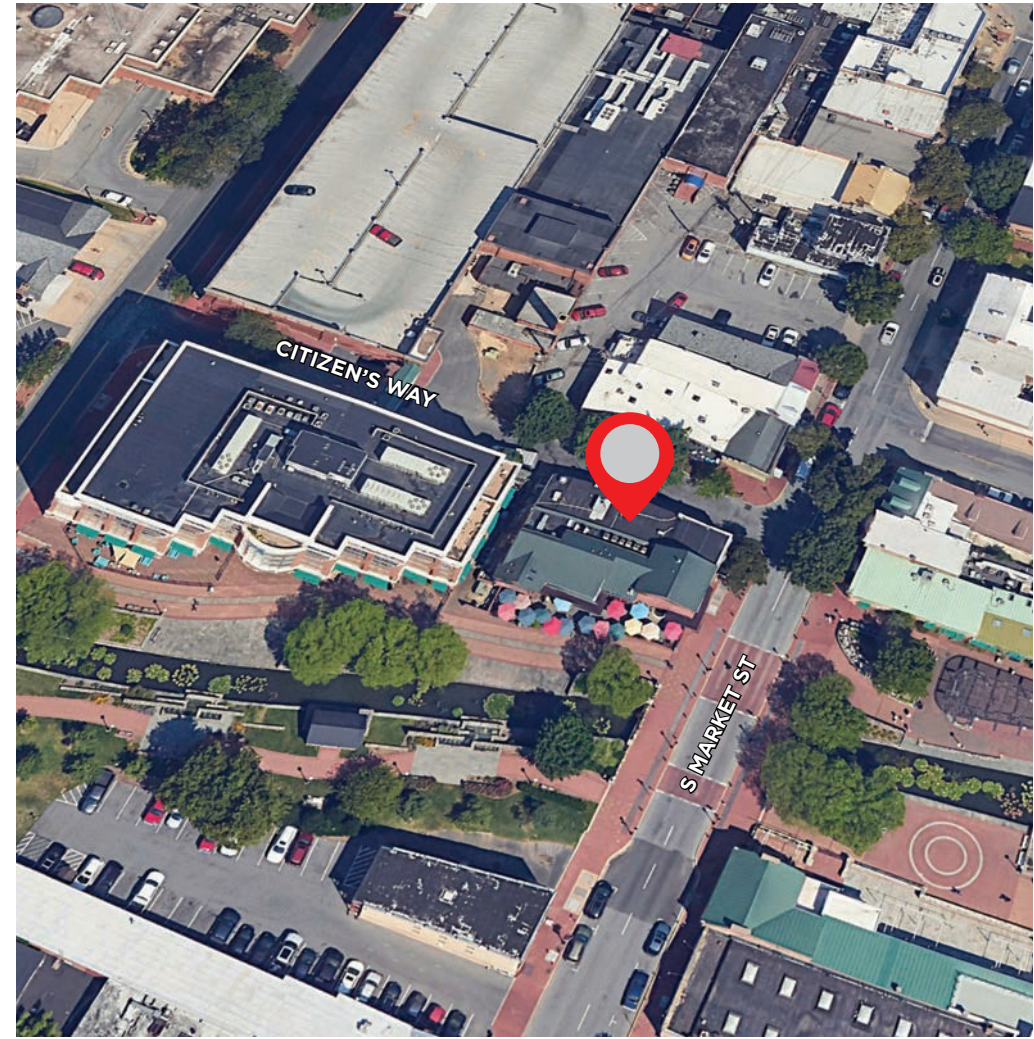
"Quality Real Estate Since 1976"

Fitzgerald Realty Group, Inc. | 8 E 2nd Street, Suite 101 | Frederick, MD 21701 | (301) 698-1080

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DATA SHEET - 51 S MARKET STREET

Land Area: .0861± AC (3,750 SF)

Improvements: Masonry three-story restaurant facility with metal roof. Approximately 6,200 SF± above grade. Built in 2005.

1st Floor: 2,682± SF (Main restaurant seating, bar area, kitchen, restrooms)

2nd Floor: 2,838± SF (Additional restaurant seating, bar area, server/prep area, restrooms)

3rd Floor: 680± SF (Office, single bathroom, storage)

Basement: Nearly full basement with walk-in coolers, keg cooler with tap system to feed upstairs bars, dry storage, mechanical, laundry, restroom, etc. Lift system to street level rear of building to facilitate delivery of supplies.

Patio: Not fee simple to the property, owned by the City of Frederick as a part of Carroll Creek Linear Park, but written agreement in place with the city for its use with the Restaurant Approximately 75' in length and from 11' to 20' in width

Elevator: Serves 1st and 2nd floor

Dumb Waiter: Used for sending food and service carts between the basement, first, and second floors.

Legal: Frederick County
Tax Map: 417/Parcel 618 (Lot 2)
Plat: Book 69/Page 21
Deed: Liber 3413/Folio 512
Tax ID: 02-235528

Misc: 800 amp electric service
Sprinkler system
Zoned DB (City of Frederick - Downtown Business)

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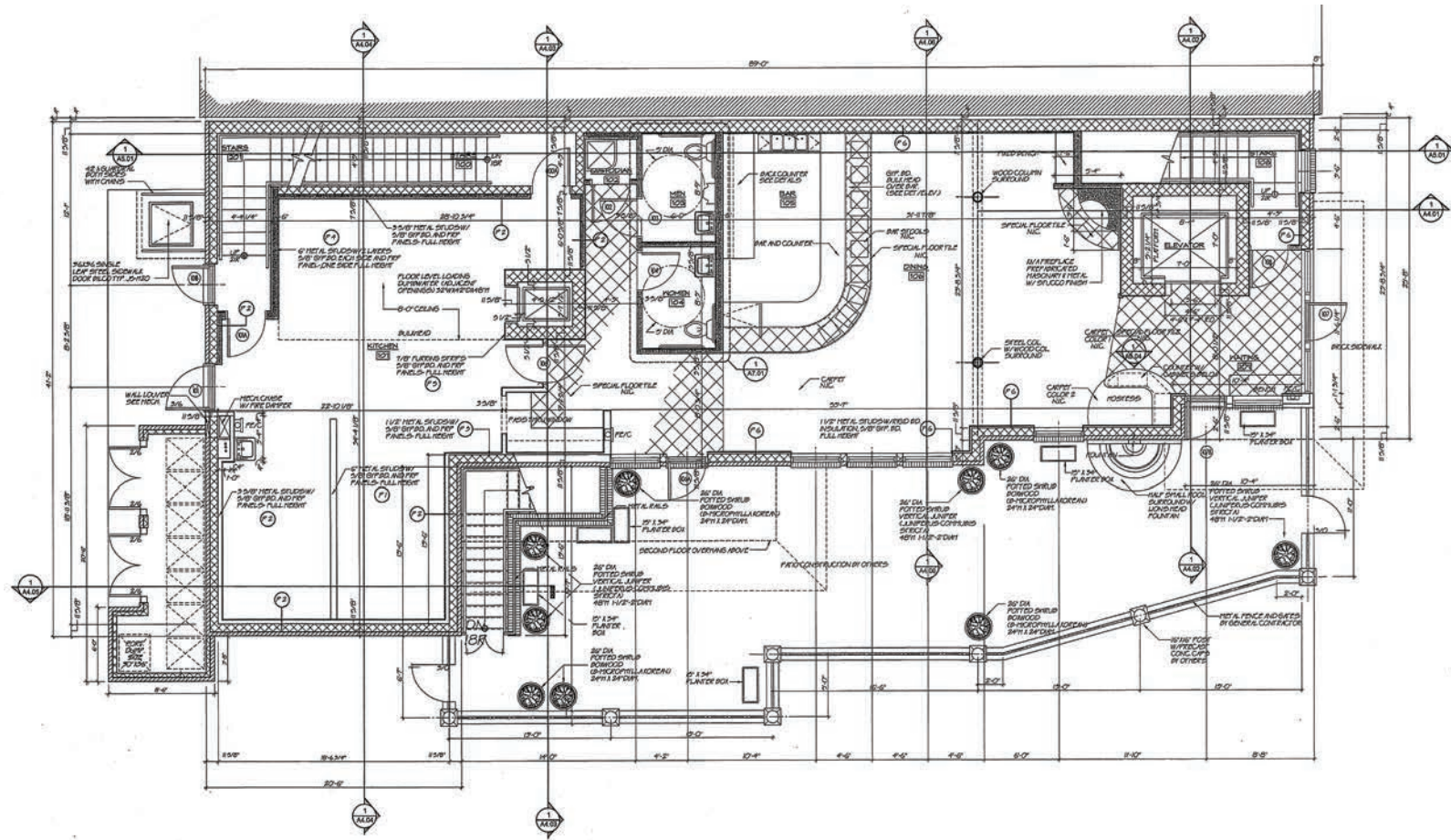
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1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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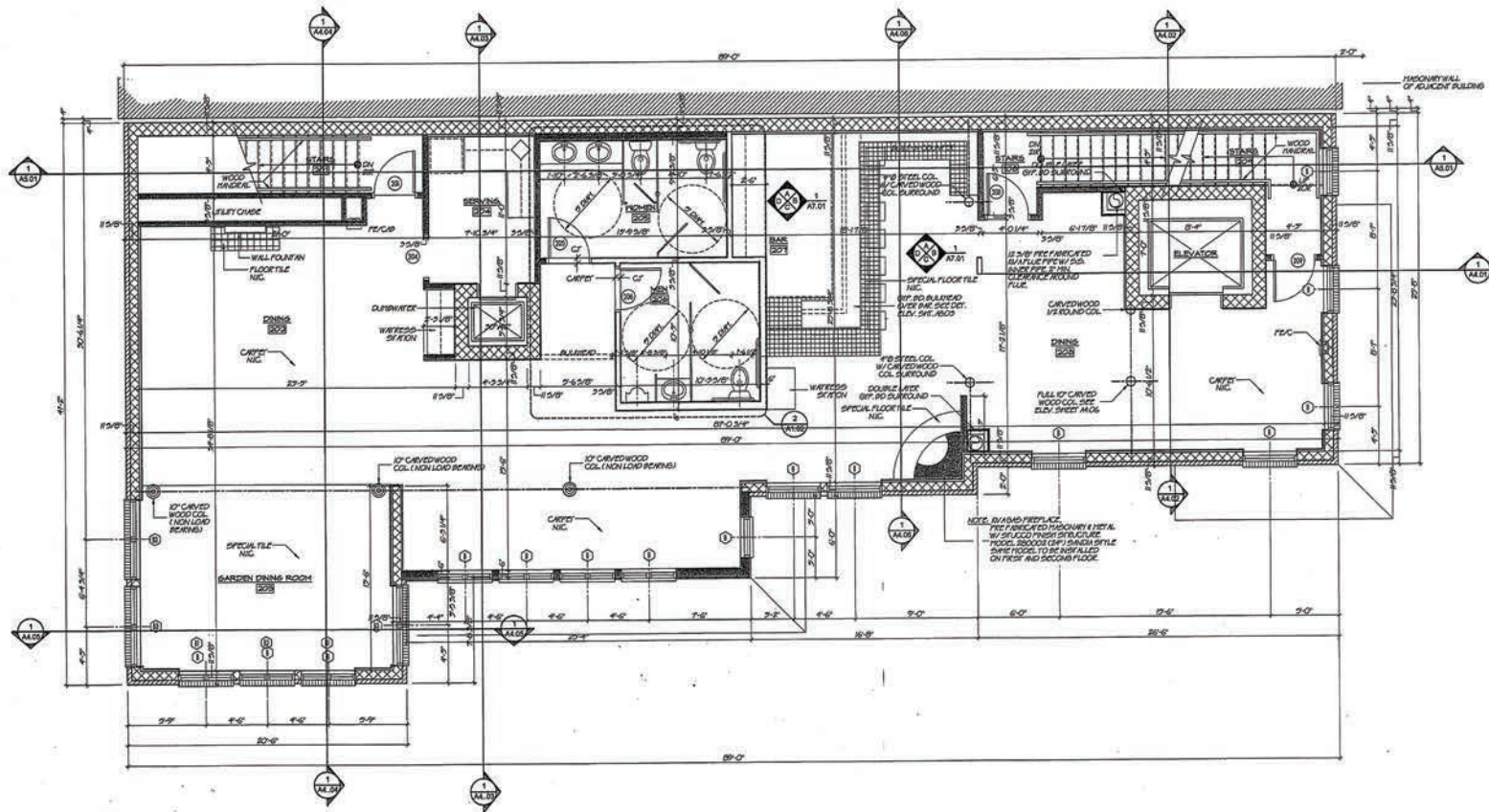
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SECOND FLOOR PLAN
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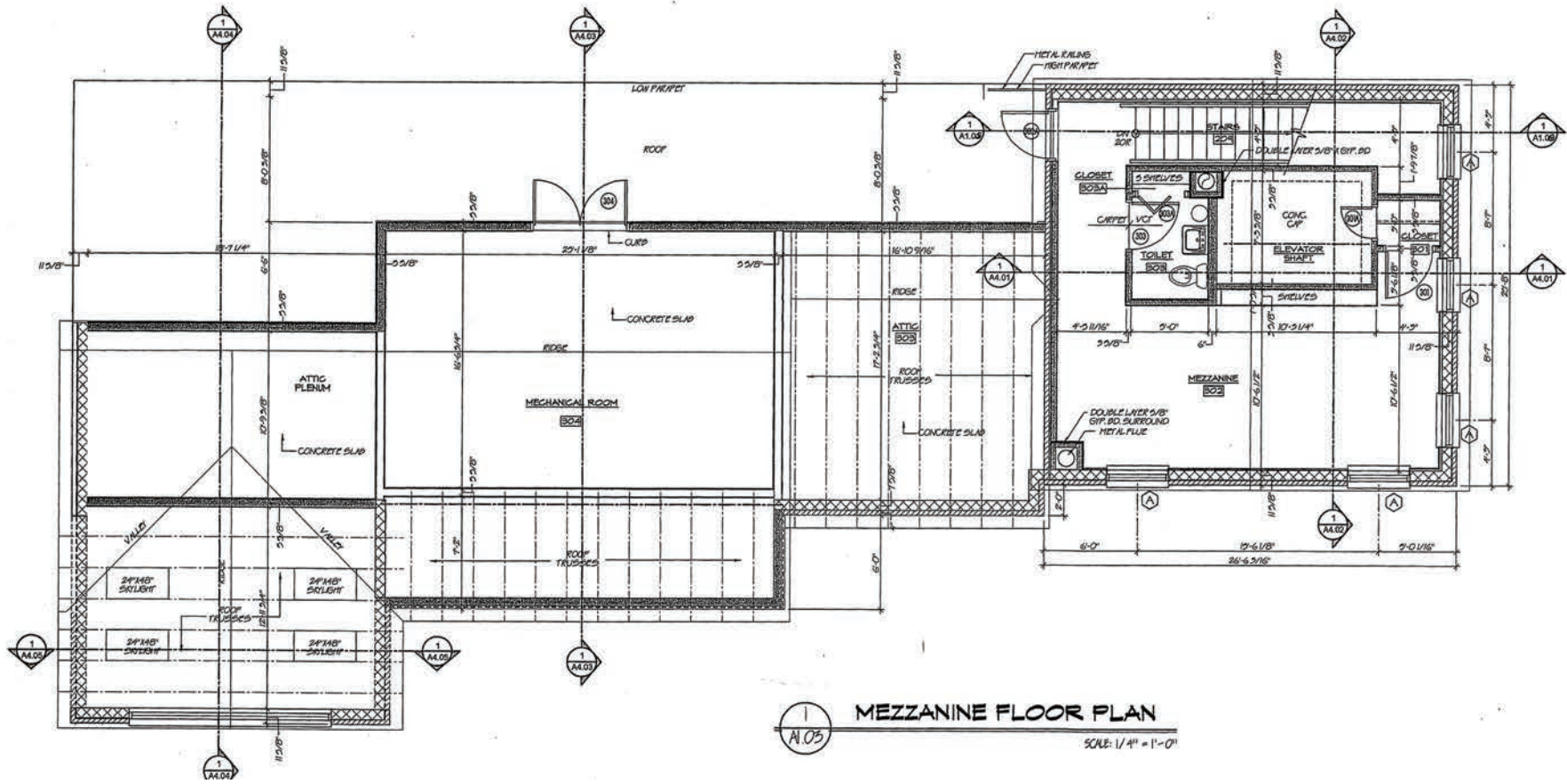
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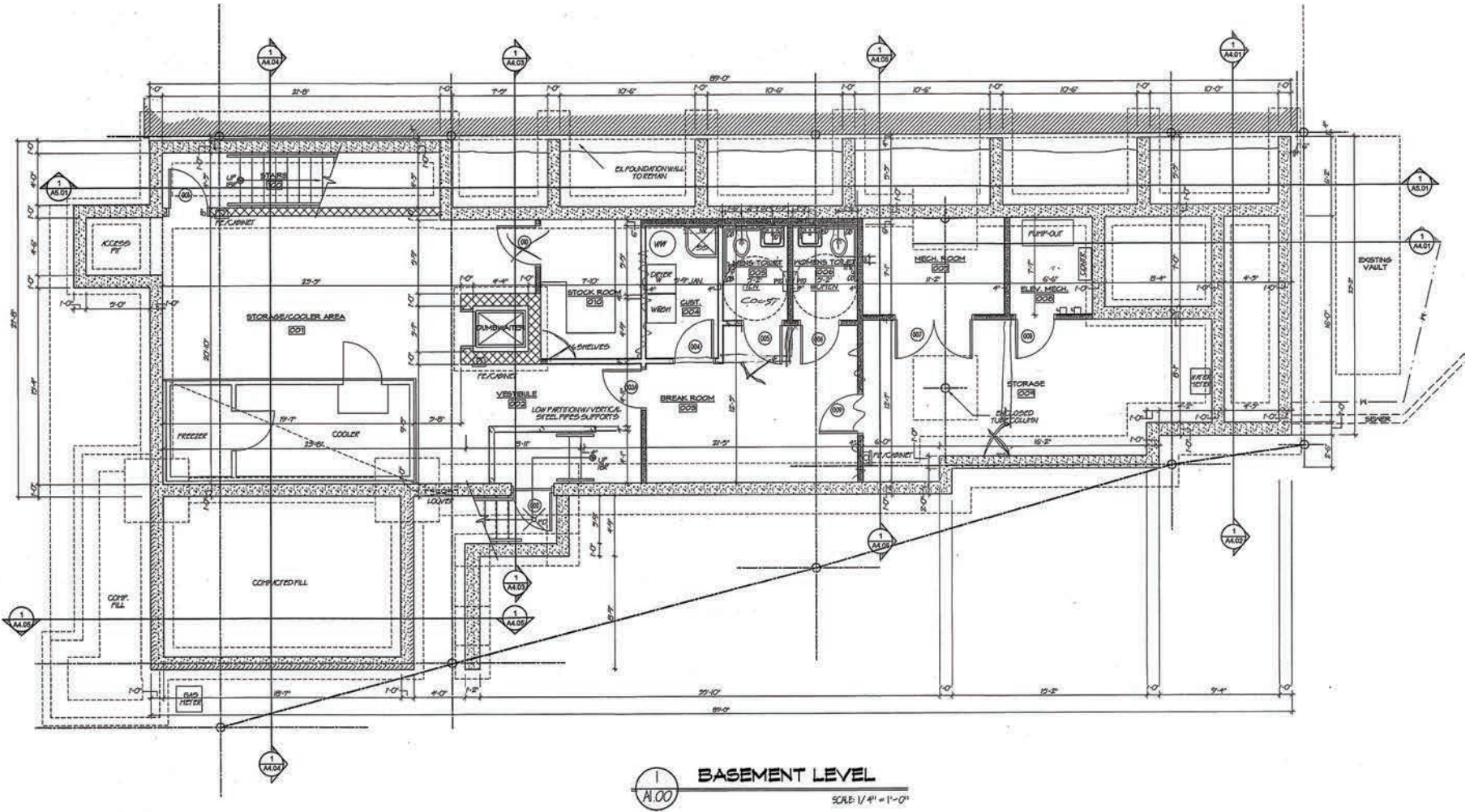
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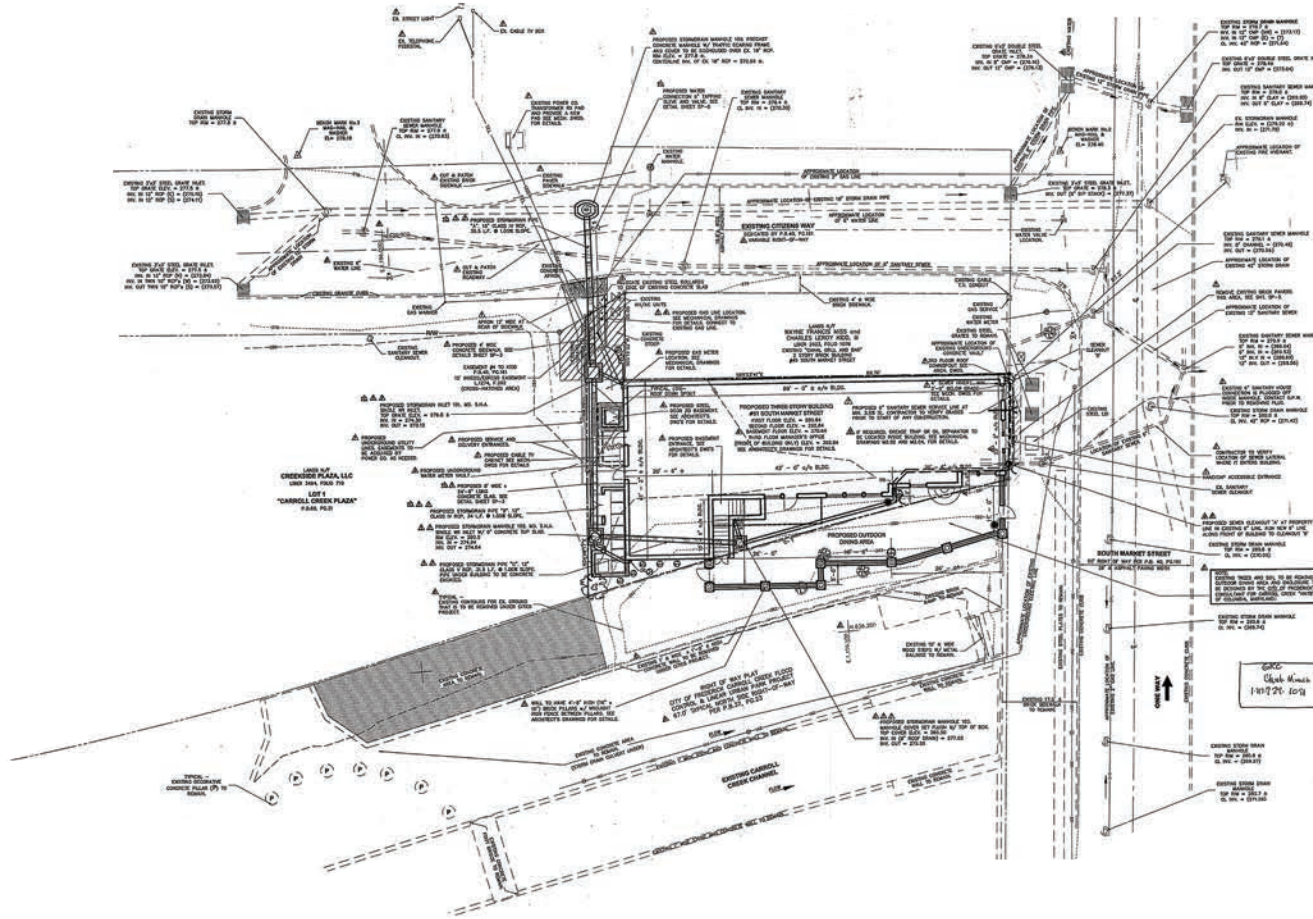
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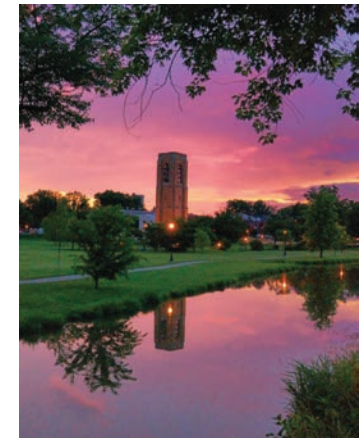
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Frederick, Maryland, is a vibrant and historic city located in the heart of the state, offering a rich blend of small-town charm and modern amenities. Known for its well-preserved 18th and 19th-century architecture, Frederick is a picturesque destination that draws both tourists and residents alike. The city's bustling downtown area is home to a variety of locally-owned shops, art galleries, and restaurants, making it a hotspot for dining, shopping, and entertainment. With its strategic location near major highways like I-70 and I-270, Frederick provides easy access to Washington, D.C., and Baltimore, making it an attractive destination for commuters and visitors alike.

Frederick's growing population and economic vitality create a prime opportunity for restaurant owners. The area boasts a diverse and dynamic community, with a strong local economy supported by industries such as biotechnology, manufacturing, and education. Additionally, Frederick is home to several universities and research institutions, further bolstering the local economy and providing a steady flow of patrons. With its thriving food scene, including a mix of established eateries and new culinary ventures, Frederick offers a welcoming environment for restaurateurs to tap into a food-loving customer base while enjoying the benefits of a community-focused, historic city.



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2024 Summary	1 MILE	3 MILE	5 MILE
Population	13,507	88,577	139,262
Households	6,043	34,615	53,079
Families	2,878	20,479	33,866
Average HH Size	2.11	2.50	2.57
Owner Occupied Housing Units	3,277	19,617	35,098
Renter Occupied Housing Units	2,766	14,998	17,981
Median Age	39.4	35.9	37.4
Median HH Income	\$76,478	\$89,227	\$102,427
Average HH Income	\$107,478	\$116,228	\$131,003
2029 Summary	1 MILE	3 MILE	5 MILE
Population	14,919	96,209	151,386
Households	6,707	37,949	58,305
Families	3,188	22,319	37,051
Average HH Size	2.11	2.48	2.55
Owner Occupied Housing Units	3,798	21,820	39,227
Renter Occupied Housing Units	2,909	16,129	19,078
Median Age	40.9	37.3	38.7
Median HH Income	\$82,846	\$100,410	\$110,858



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