



Restaurant/Bar with Property For Sale

**City Line Bar & Grill
6510 Belair Road
Baltimore, MD 21206**

**Offering Memorandum
\$975,000**



Exclusively represented by
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6510 Belair Road
Baltimore, MD 21206

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Property Overview

City Line Bar and Grill sits on a 7449sf property.

Approximately .0171 acre.

The bar and grill building is 3933sf.

The owner has recently renovated the site, including two new A/C units, new electrical and new plumbing. The kitchen equipment is all owned and less than two years old.

There are 20 tables on the main level and another 8 upstairs.

There are full service bars on each level.

Upper level can be used for a private party or meetings.

There are numerous outside tables for many different uses and a big screen tv to watch the Orioles and Ravens, among others.

Gamers will enjoy the horseshoe pit.

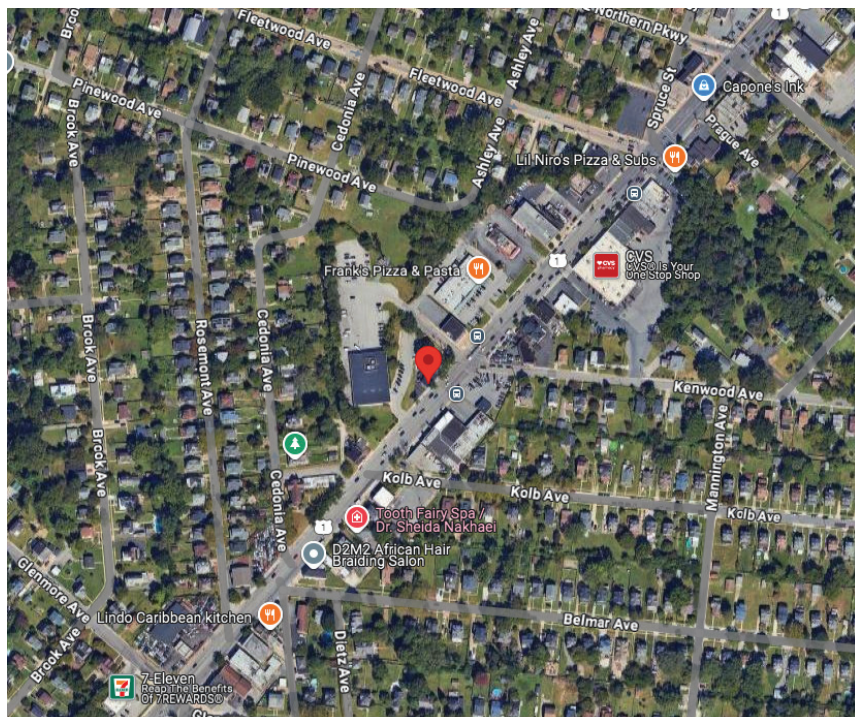
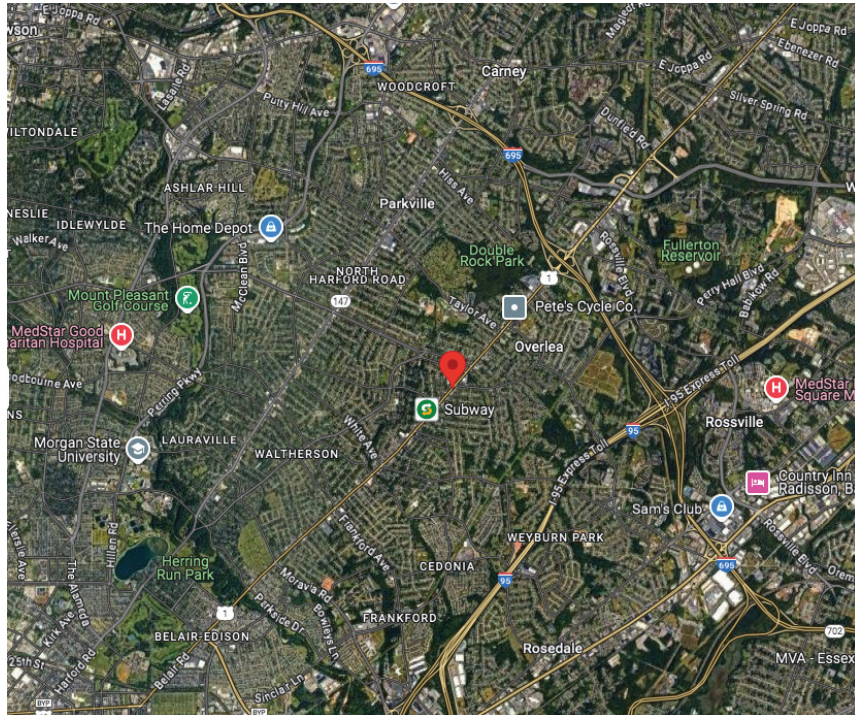
The liquor license is full service and package goods can be sold on premises.

The license includes entertainment for live music, DJ, bands, or karaoke.

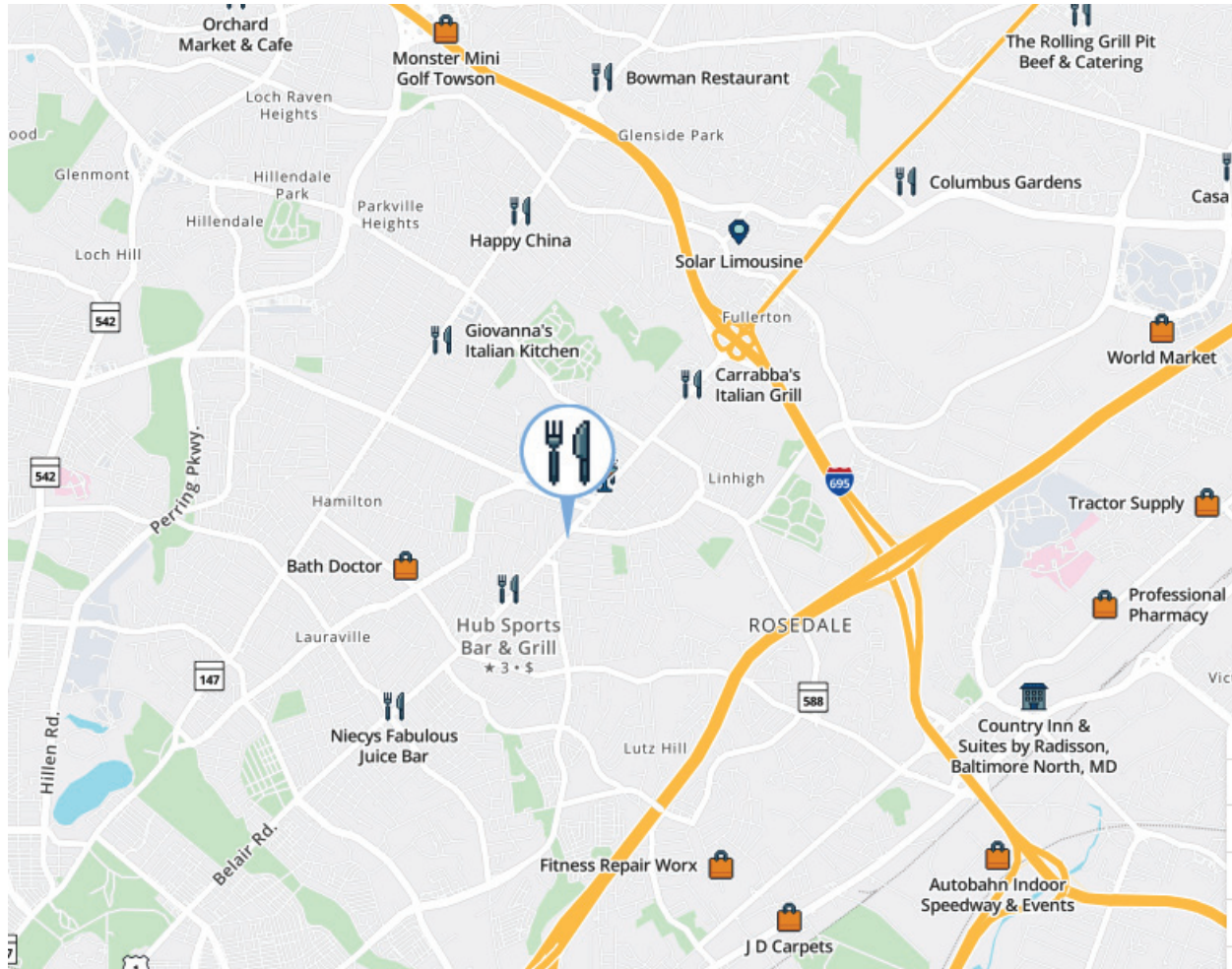


Aerial Views


This is a prime location that would have direct access to Annapolis, DC and Baltimore as a destination facility.



Area Map



Demographic Detail Report

6506-6510 Belair Rd, Baltimore, MD 21206						
Building Type: General Retail		Total Available: 0 SF				
Secondary: Bar/Nightclub		% Leased: 100%				
GLA: 4,735 SF		Rent/SF/Yr: -				
Year Built: 1920						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	16,923		142,087		410,902	
2024 Estimate	17,700		147,586		422,102	
2020 Census	19,739		161,423		438,151	
Growth 2024 - 2029	-4.39%		-3.73%		-2.65%	
Growth 2020 - 2024	-10.33%		-8.57%		-3.66%	
2024 Population by Age		17,700	147,586		422,102	
Age 0 - 4	972	5.49%	8,628	5.85%	25,663	6.08%
Age 5 - 9	1,020	5.76%	8,633	5.85%	24,763	5.87%
Age 10 - 14	1,091	6.16%	8,798	5.96%	24,974	5.92%
Age 15 - 19	1,131	6.39%	8,956	6.07%	26,524	6.28%
Age 20 - 24	981	5.54%	8,538	5.79%	28,057	6.65%
Age 25 - 29	949	5.36%	8,952	6.07%	28,626	6.78%
Age 30 - 34	1,141	6.45%	10,223	6.93%	30,804	7.30%
Age 35 - 39	1,286	7.27%	10,509	7.12%	30,537	7.23%
Age 40 - 44	1,278	7.22%	10,014	6.79%	28,213	6.68%
Age 45 - 49	1,128	6.37%	8,843	5.99%	24,113	5.71%
Age 50 - 54	1,104	6.24%	8,847	5.99%	23,713	5.62%
Age 55 - 59	1,134	6.41%	8,934	6.05%	23,955	5.68%
Age 60 - 64	1,241	7.01%	9,914	6.72%	26,705	6.33%
Age 65 - 69	1,087	6.14%	8,925	6.05%	24,311	5.76%
Age 70 - 74	857	4.84%	7,058	4.78%	19,622	4.65%
Age 75 - 79	605	3.42%	5,019	3.40%	14,011	3.32%
Age 80 - 84	358	2.02%	3,239	2.19%	8,767	2.08%
Age 85+	335	1.89%	3,557	2.41%	8,745	2.07%
Age 65+	3,242	18.32%	27,798	18.84%	75,456	17.88%
Median Age	41.10		40.30		38.50	
Average Age	40.60		40.50		39.50	

6506-6510 Belair Rd, Baltimore, MD 21206				
Radius	1 Mile		3 Mile	
2024 Population By Race	17,700		147,586	
White	7,273	41.09%	50,540	34.24%
Black	8,701	49.16%	79,712	54.01%
Am. Indian & Alaskan	55	0.31%	400	0.27%
Asian	226	1.28%	5,208	3.53%
Hawaiian & Pacific Island	39	0.22%	150	0.10%
Other	1,406	7.94%	11,576	7.84%
Population by Hispanic Origin	17,700		147,586	
Non-Hispanic Origin	16,983	95.95%	140,849	95.44%
Hispanic Origin	717	4.05%	6,737	4.56%
2024 Median Age, Male	39.10		38.30	
2024 Average Age, Male	39.10		38.80	
2024 Median Age, Female	42.80		42.00	
2024 Average Age, Female	42.00		42.00	
2024 Population by Occupation Classification	14,390		119,740	
Civilian Employed	9,683	67.29%	77,028	64.33%
Civilian Unemployed	237	1.65%	2,098	1.75%
Civilian Non-Labor Force	4,456	30.97%	40,530	33.85%
Armed Forces	14	0.10%	84	0.07%
Households by Marital Status				
Married	2,461		19,494	
Married No Children	1,584		12,682	
Married w/Children	878		6,811	
2024 Population by Education	12,944		108,649	
Some High School, No Diploma	1,483	11.46%	10,007	9.21%
High School Grad (Incl Equivalency)	4,171	32.22%	32,222	29.66%
Some College, No Degree	3,365	26.00%	31,271	28.78%
Associate Degree	441	3.41%	4,617	4.25%
Bachelor Degree	2,025	15.64%	18,620	17.14%
Advanced Degree	1,459	11.27%	11,912	10.96%

Demographic Detail Report

6506-6510 Belair Rd, Baltimore, MD 21206						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	18,750		150,054		417,733	
Real Estate & Finance	638	3.40%	4,837	3.22%	13,909	3.33%
Professional & Management	4,925	26.27%	38,090	25.38%	115,850	27.73%
Public Administration	828	4.42%	6,897	4.60%	16,952	4.06%
Education & Health	2,748	14.66%	23,190	15.45%	63,459	15.19%
Services	1,708	9.11%	14,218	9.48%	38,213	9.15%
Information	192	1.02%	1,286	0.86%	3,456	0.83%
Sales	2,016	10.75%	17,004	11.33%	44,051	10.55%
Transportation	425	2.27%	4,624	3.08%	18,672	4.47%
Retail	973	5.19%	7,929	5.28%	22,005	5.27%
Wholesale	259	1.38%	1,573	1.05%	4,371	1.05%
Manufacturing	545	2.91%	4,191	2.79%	10,802	2.59%
Production	1,451	7.74%	10,618	7.08%	26,136	6.26%
Construction	802	4.28%	5,533	3.69%	13,850	3.32%
Utilities	683	3.64%	5,822	3.88%	14,137	3.38%
Agriculture & Mining	0	0.00%	224	0.15%	522	0.12%
Farming, Fishing, Forestry	0	0.00%	26	0.02%	318	0.08%
Other Services	557	2.97%	3,992	2.66%	11,030	2.64%
2024 Worker Travel Time to Job	9,099		72,074		196,230	
<30 Minutes	4,712	51.79%	37,994	52.72%	106,956	54.51%
30-60 Minutes	3,605	39.62%	27,347	37.94%	69,137	35.23%
60+ Minutes	782	8.59%	6,733	9.34%	20,137	10.26%
2020 Households by HH Size	7,588		65,538		174,044	
1-Person Households	2,151	28.35%	20,889	31.87%	55,142	31.68%
2-Person Households	2,419	31.88%	20,065	30.62%	52,880	30.38%
3-Person Households	1,322	17.42%	10,993	16.77%	28,665	16.47%
4-Person Households	930	12.26%	7,366	11.24%	20,742	11.92%
5-Person Households	413	5.44%	3,536	5.40%	9,435	5.42%
6-Person Households	201	2.65%	1,575	2.40%	4,338	2.49%
7 or more Person Households	152	2.00%	1,114	1.70%	2,842	1.63%
2024 Average Household Size	2.50		2.40		2.40	
Households						
2029 Projection	6,475		57,417		163,003	
2024 Estimate	6,783		59,749		167,667	
2020 Census	7,588		65,539		174,045	
Growth 2024 - 2029	-4.54%		-3.90%		-2.78%	
Growth 2020 - 2024	-10.61%		-8.83%		-3.66%	

6506-6510 Belair Rd, Baltimore, MD 21206				
Radius	1 Mile	3 Mile	5 Mile	
2024 Households by HH Income	6,783	59,748	167,666	
<\$25,000	1,099 16.20%	8,855 14.82%	30,621 18.26%	
\$25,000 - \$50,000	1,037 15.29%	12,274 20.54%	32,847 19.59%	
\$50,000 - \$75,000	1,079 15.91%	11,614 19.44%	30,979 18.48%	
\$75,000 - \$100,000	1,355 19.98%	9,209 15.41%	21,597 12.88%	
\$100,000 - \$125,000	584 8.61%	6,253 10.47%	15,551 9.27%	
\$125,000 - \$150,000	516 7.61%	3,858 6.46%	10,459 6.24%	
\$150,000 - \$200,000	736 10.85%	4,671 7.82%	13,074 7.80%	
\$200,000+	377 5.56%	3,014 5.04%	12,538 7.48%	
2024 Avg Household Income	\$91,559	\$85,048	\$88,109	
2024 Med Household Income	\$78,256	\$67,887	\$65,669	
2024 Occupied Housing	6,784	59,750	167,667	
Owner Occupied	4,968 73.23%	35,538 59.48%	94,849 56.57%	
Renter Occupied	1,816 26.77%	24,212 40.52%	72,818 43.43%	
2020 Housing Units	7,754	67,319	190,650	
1 Unit	6,199 79.95%	48,568 72.15%	139,071 72.95%	
2 - 4 Units	620 8.00%	3,725 5.53%	12,103 6.35%	
5 - 19 Units	744 9.60%	11,095 16.48%	25,338 13.29%	
20+ Units	191 2.46%	3,931 5.84%	14,138 7.42%	
2024 Housing Value	4,968	35,538	94,851	
<\$100,000	309 6.22%	2,504 7.05%	10,559 11.13%	
\$100,000 - \$200,000	2,032 40.90%	12,852 36.16%	28,009 29.53%	
\$200,000 - \$300,000	2,051 41.28%	13,603 38.28%	28,981 30.55%	
\$300,000 - \$400,000	395 7.95%	4,605 12.96%	15,605 16.45%	
\$400,000 - \$500,000	51 1.03%	903 2.54%	4,906 5.17%	
\$500,000 - \$1,000,000	75 1.51%	819 2.30%	5,969 6.29%	
\$1,000,000+	55 1.11%	252 0.71%	822 0.87%	
2024 Median Home Value	\$206,972	\$217,739	\$230,563	
2024 Housing Units by Yr Built	7,778	67,508	191,472	
Built 2010+	99 1.27%	1,656 2.45%	11,258 5.88%	
Built 2000 - 2010	175 2.25%	1,816 2.69%	6,922 3.62%	
Built 1990 - 1999	207 2.66%	4,597 6.81%	13,492 7.05%	
Built 1980 - 1989	473 6.08%	4,856 7.19%	15,212 7.94%	
Built 1970 - 1979	602 7.74%	7,609 11.27%	19,013 9.93%	
Built 1960 - 1969	656 8.43%	8,711 12.90%	17,924 9.36%	
Built 1950 - 1959	2,250 28.93%	17,769 26.32%	41,002 21.41%	
Built <1949	3,316 42.63%	20,494 30.36%	66,649 34.81%	
2024 Median Year Built	1952	1956	1956	

Photos















NON-DISCLOSURE AGREEMENT

The undersigned Prospective Purchaser or Lender acknowledges and affirms that Meliker Realty. (BROKER) has been the first to have referred and shown me the Business with Property or Businesses listed below and further acknowledges that should I, or any designee of mine, buy any such listed Business with Property, the BROKER is the procuring cause for such action. The business(es) are as follows:

BUSINESS

Restaurant with Property

ADDRESS

MD/DC/VA

The undersigned agrees: **(1)** To keep all information, either oral or written, furnished by the BROKER OR BUSINESS OWNER concerning the Businesses listed above confidential for a period of two (2) years; **(2)** To be kept confidential includes the provision of not disclosing to a third party or parties the fact that the Businesses listed above have been or are available for sale; **(3)** To employ the information provided by the BROKER only for the purpose of considering the purchase of, the investment in, the exchange of, the merger of or the financing of the acquisition or merger of the Businesses listed above; **(4)** Not to employ the information provided in a manner in which the BROKER would not be considered to be the procuring cause of the anticipated transaction; **(5)** Not to circumvent BROKER in any manner while in the pursuit of a transaction with the Seller; and **(6)** To return immediately, if requested, all information and other materials provided to me, or my associates, by the BROKER. (The information to be returned will include all originals, copies and notes concerning the subject Business).

The agreement is for the benefit of the BROKER, Seller, and any other organization involved in the prospective sale. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

This agreement shall be governed and construed under the laws of the State of Maryland and the venue shall be Montgomery County, Maryland, or other county at BROKER discretion.

This agreement is legally binding with signatures received by email and FAX transmission.

The BROKER makes no representation to the accuracy of the information provided or any other information supplied, and is not responsible for any errors or omissions.

The undersigned hereby confirms receipt of a copy of this document.

Signature

Mike Meliker
Meliker Realty

Print Name

Address-Please Print

City, State, Zip Code

Phone Number

IMPORTANT

The Signer hereby agrees, that in visiting any Business/Property referred by the BROKER to the Buyer, either with or without a BROKER Representative, under no circumstances will have any conversation with any employee, or third party, include remarks indicating that the Business/Property is for sale.

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