



CAPTAIN JOHN'S CRABHOUSE COBB ISLAND, MD

16215 COBB ISLAND ROAD
NEWBURG, MD 20664

BERKSHIRE
HATHAWAY
PENFED REALTY

MCNELIS
&
ASSOCIATES

COMMERCIAL

Exclusively Represented By:

Thomas McKay

Commercial Advisor

(240) 298-3896

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CAPT. JOHN'S CRAB-HOUSE

REAL ESTATE AND RESIDENTIAL PARCEL FOR SALE

CAPTAIN JOHN'S CRABHOUSE

16215 Cobb Island Road, Newburg, MD 20664

FOR SALE



Offering Summary

Price	\$2,950,000
Price / GSF	\$338.61
GSF	8,712 SF
# of Floors	2
Site Size	33,423 SF
Parking Spaces / Ratio	null / null
Year Built	1960

Property Overview

Offered for sale is a rare and exceptional waterfront property featuring a well-established restaurant and marina on Neal Sound directly off the Wicomico and Potomac Rivers in Charles County. This iconic destination boasts an approximately 8,712-square-foot restaurant building with inviting outdoor waterfront dining, a convenience store and take-out area, plus on-site fuel pumps serving both vehicles and boats.

The marina offers over 40 slips equipped for daily and overnight docking, many with electric and water hookups. The property holds valuable licenses permitting on-sale and off-sale beer, wine, and spirits, as well as Maryland Lottery sales—providing diverse and robust income streams.

Included in the sale is the real estate along with one additional residential parcel, enhancing long-term value and future flexibility. Please note the real estate and operating business are sold separately, with a separate listing arrangement for the operating business.

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Property Highlights

- Iconic Charles County waterfront restaurant and marina destination with over 65 years of history
- Approximately 8,712 SF restaurant building with outdoor waterfront dining
- Marina with 40+ slips, including daily and overnight accommodations
- Many slips equipped with electric and water hookups
- On-site fuel pumps serving both vehicles and boats
- Convenience store and take-out area with permitted on-sale and off-sale beer, wine, spirits and Maryland Lottery
- Multiple revenue streams including restaurant, marina, fuel, retail, and alcohol sales
- One additional residential parcel included in the sale
- Public sewer service
- Real estate and operating business offered separately
- Opportunity for owner-operator or investor seeking a waterfront hospitality asset

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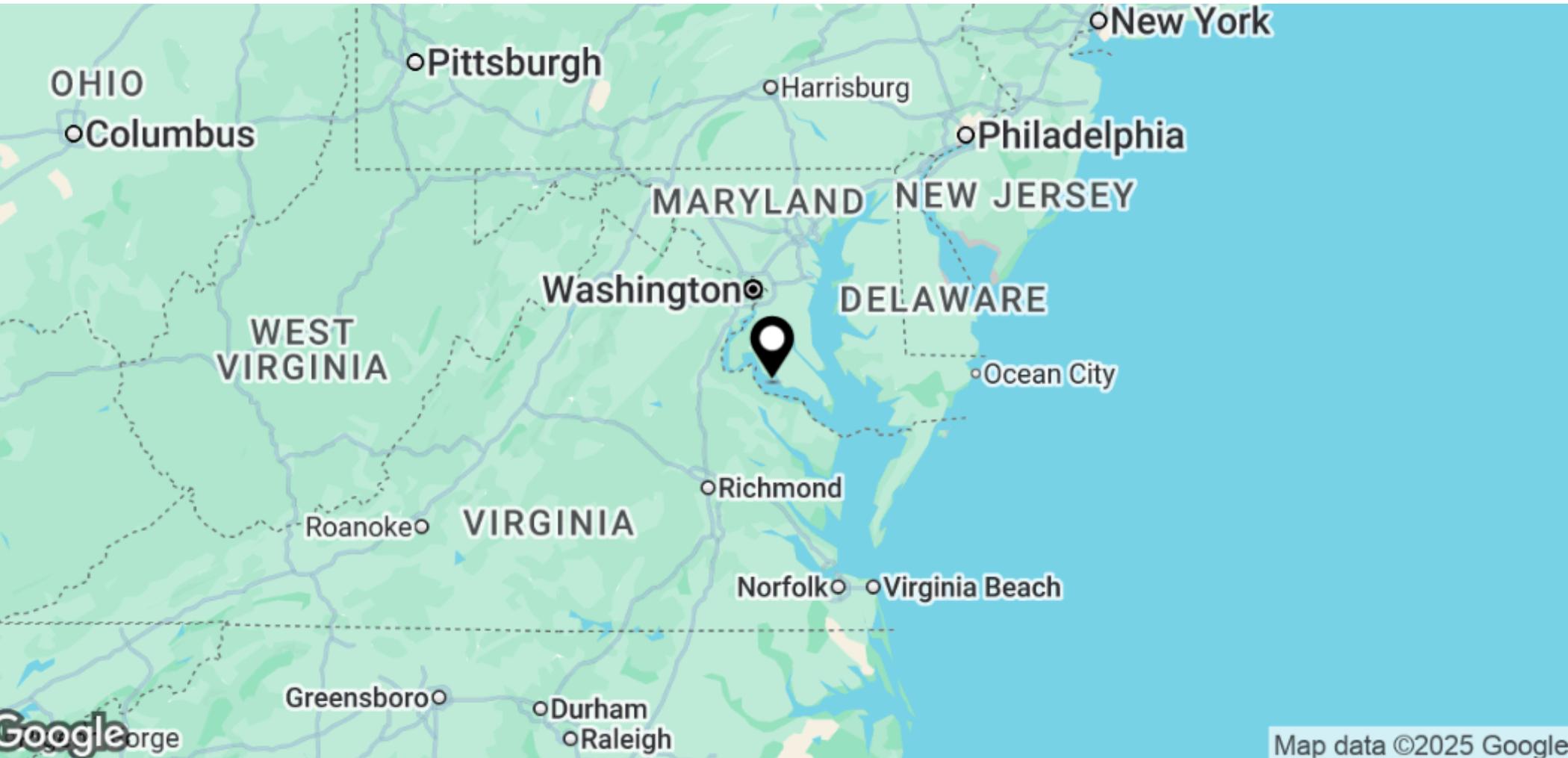
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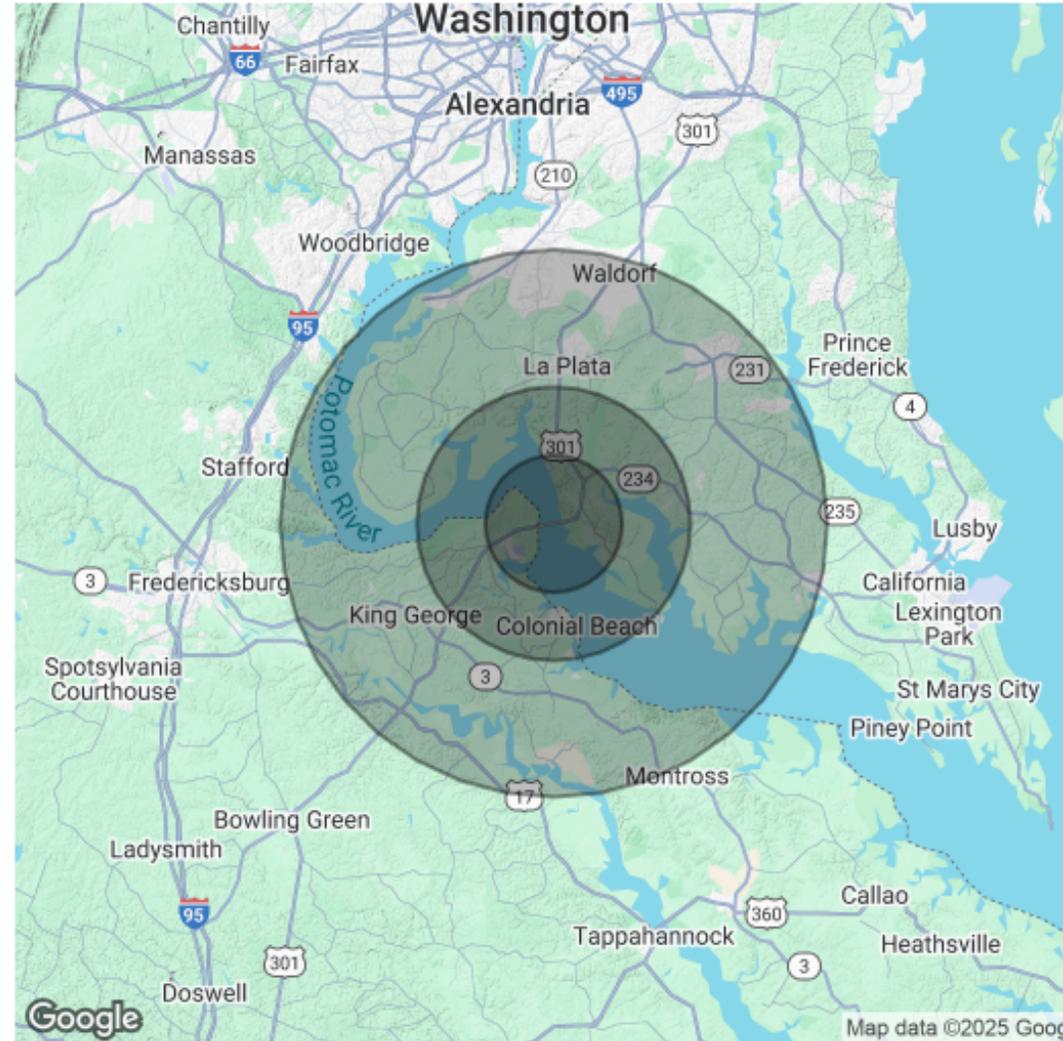
FOR SALE

Demographics Map & Report

Population	5 Miles	10 Miles	20 Miles
Total Population	7,247	34,065	249,076
Average Age	39	42	40
Average Age (Male)	38	41	39
Average Age (Female)	39	42	41

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	2,662	12,912	89,368
# of Persons per HH	2.7	2.6	2.8
Average HH Income	\$132,367	\$138,692	\$141,547
Average House Value	\$489,426	\$476,464	\$465,444

Demographics data derived from AlphaMap



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