



# Offering Memorandum

10440 O'Donnell Place, Waldorf, MD 20603

## BOSTON'S THE GOURMET PIZZA

### TURNKEY RESTAURANT PROPERTY FOR SALE

10440 O'Donnell Pl, Waldorf, MD 20603

Premier Lakefront Location in The Wharf at O'Donnell Lake

**Price: \$4,250,000**

Includes Property, Building, All FF&E, and Liquor License (Class B/RB-BWL)



Although information contained herein is from sources deemed reliable, such information has not been verified and is submitted subject to errors, omissions, change of price or withdrawal or further change without notice. Prospective purchasers should conduct their own study to determine the feasibility of the business and property as to their requirements.



**10440 O'Donnell Place  
Waldorf, MD 20603**



## **Table of Contents**

- 1 Property Overview**
- 2 Maps & Aerials**
- 3 Photos**
- 4 Licenses**



## SECTION 1: GREAT LOCATION

Anchored in The Wharf at O'Donnell Lake – Where Affluence Meets Traffic

- Prime location with direct access from US-301 (over 55,000 vehicles per day) within The Wharf at O'Donnell Lake, a mixed-use community featuring residential, retail, and dining.
- Charles County has Maryland's second-highest median household income (over \$120,000) and serves more than 1.3 million residents within a 30-minute radius.
- Surrounded by dense residential communities, major national retailers like Target and Kohl's, and nearby corporate office hubs.
- Close to key military and government bases: 15 miles to Joint Base Andrews, 12 miles to Naval Support Facility Indian Head, and 25 miles to Washington, D.C.
- Own property in one of Maryland's fastest-growing counties with rising land value.

## SECTION 2: COMPLETE TURNKEY FACILITY

Bar and Entertainment Area (80 seats)

- Premium 15-seat bar with 16 draft beer lines and dedicated liquor storage
- 10 large televisions ideal for sports and event viewing
- High-top and booth seating with luxury vinyl plank flooring and abundant natural light
- High-capacity iTouch POS system with five stations

Main Dining Room (110 seats)

- Flexible seating layout suitable for families and groups
- Includes four large TVs, manager's office, and two restrooms

High-Capacity Commercial Kitchen

- Triple-deck pizza oven, char grill, four-burner stove, commercial mixer
- Three grease hoods (8 ft, 8 ft, and 6 ft) supporting multiple cooking stations
- Walk-in refrigerator and freezer, dry storage, large keg cooler
- Includes ice machine, triple-compartment sinks, and grease trap

Additional Infrastructure

- Full security system, fire sprinklers, and integrated sound system
- Revenue-generating arcade games area

## SECTION 3: OUTDOOR DINING ADVANTAGE

Nice Scenic Patio – Unlock the Waterfront Premium

- Covered patio seats 80, increasing total capacity to 310
- Overlooks O'Donnell Lake with serene water views that enhance pricing power and customer retention
- Parking lot for 90 or more vehicles
- Ideal for outdoor dining, private events, and live entertainment

## SECTION 4: BUSINESS POTENTIAL AND OPPORTUNITY

A high-traffic, high-capacity property ready for the right concept.

Why this location works:

- Strong traffic, income demographics, and mixed-use synergy, with rare waterfront exposure
- Liquor license conveys with sale, providing immediate revenue options
- Property is underperforming due to prior operations, not infrastructure or location





Expansion opportunities:

- Brunch and patio-focused daypart revenue
- Catering to nearby military and government facilities
- Hosting special events and private rentals

## **SECTION 5: VALUABLE ASSET**

Own the land, building, infrastructure, and liquor license

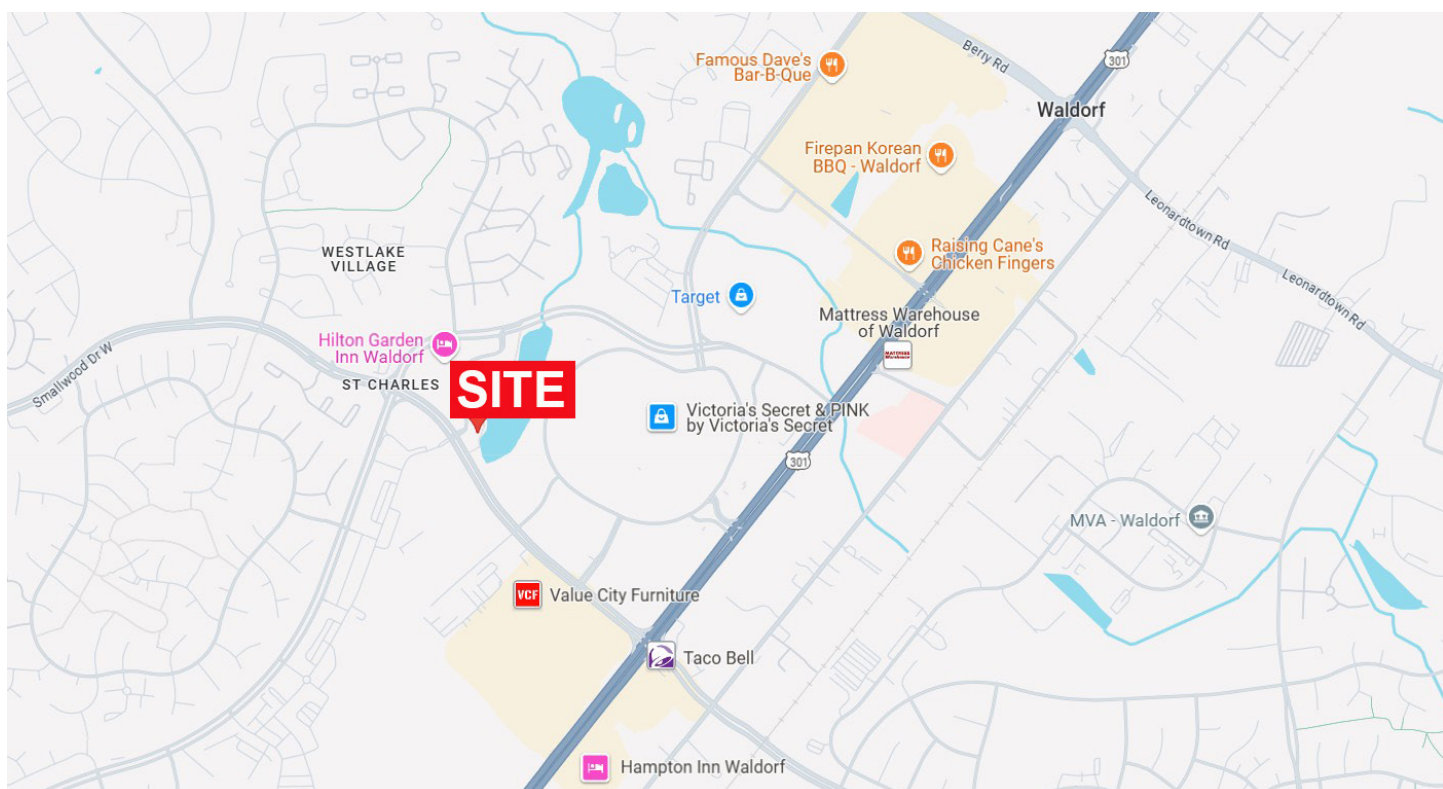
- Real estate includes complete turn-key buildout and FF&E value
- Open within months, not years
- Suitable for both owner-operators and investors leasing to tenants
- Waldorf core property values are on the rise

This is a rare offering: a waterfront restaurant with liquor license, significant indoor and outdoor capacity, and turnkey readiness in a high-growth market.

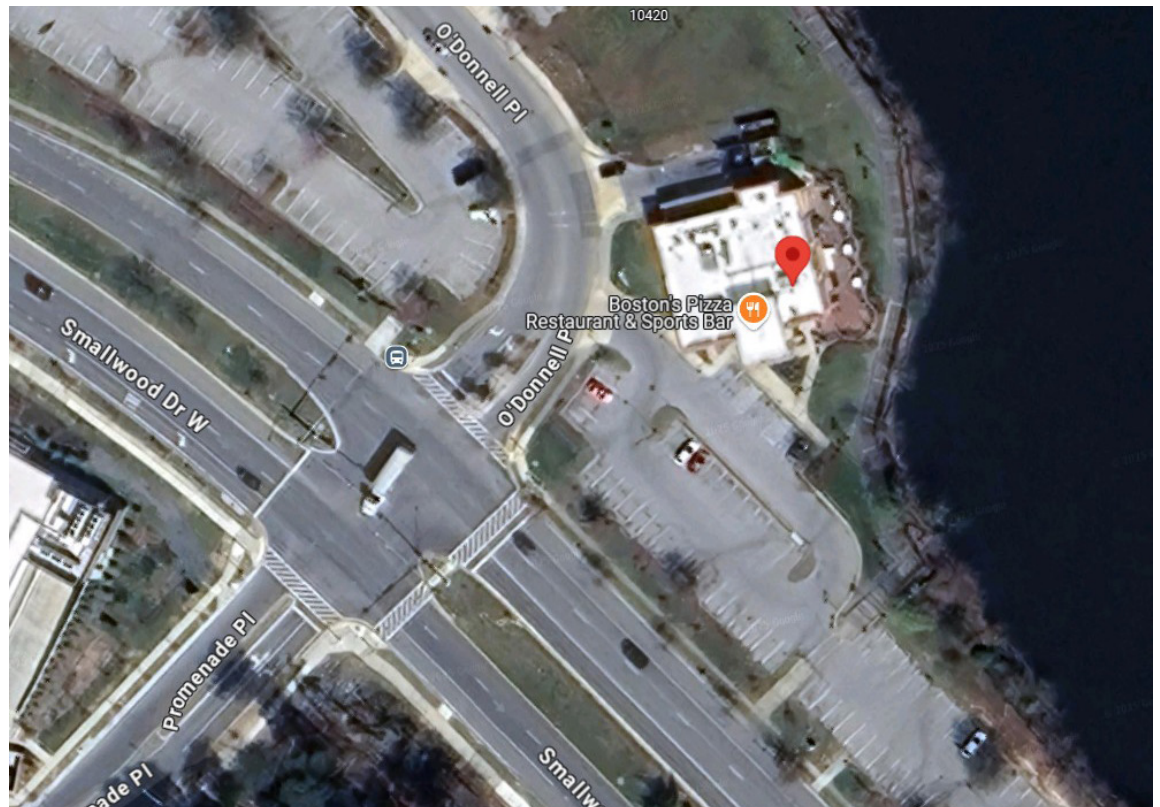
This listing presents a premium opportunity: infrastructure is already in place, the location is proven, and key profit drivers like liquor, seating, and waterfront access are ready to go. It's an underutilized trophy asset ready for a visionary operator or investor to take it to the next level. Asking \$4,250,000 for the Real Estate, furniture, fixtures & equipment.



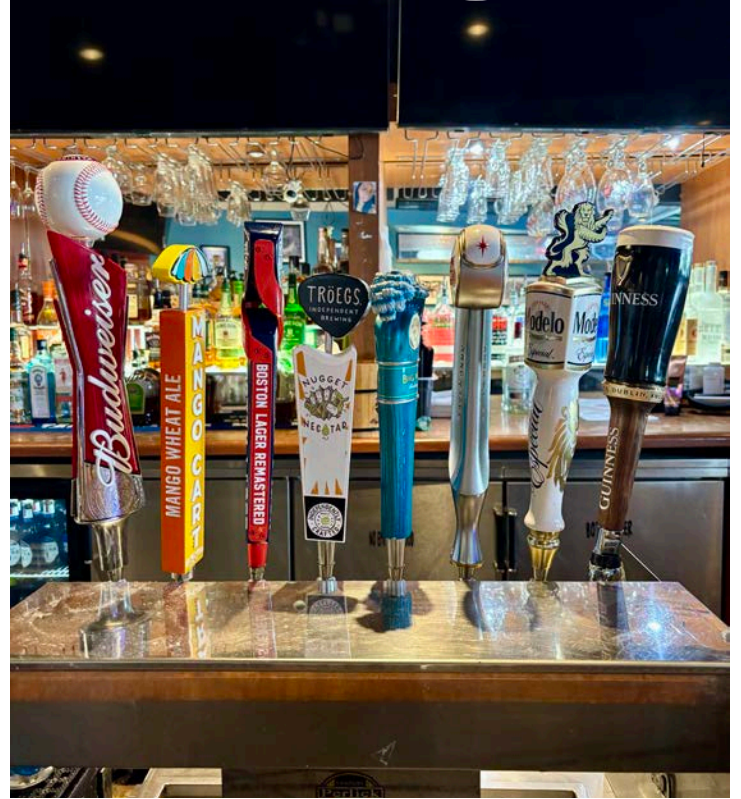








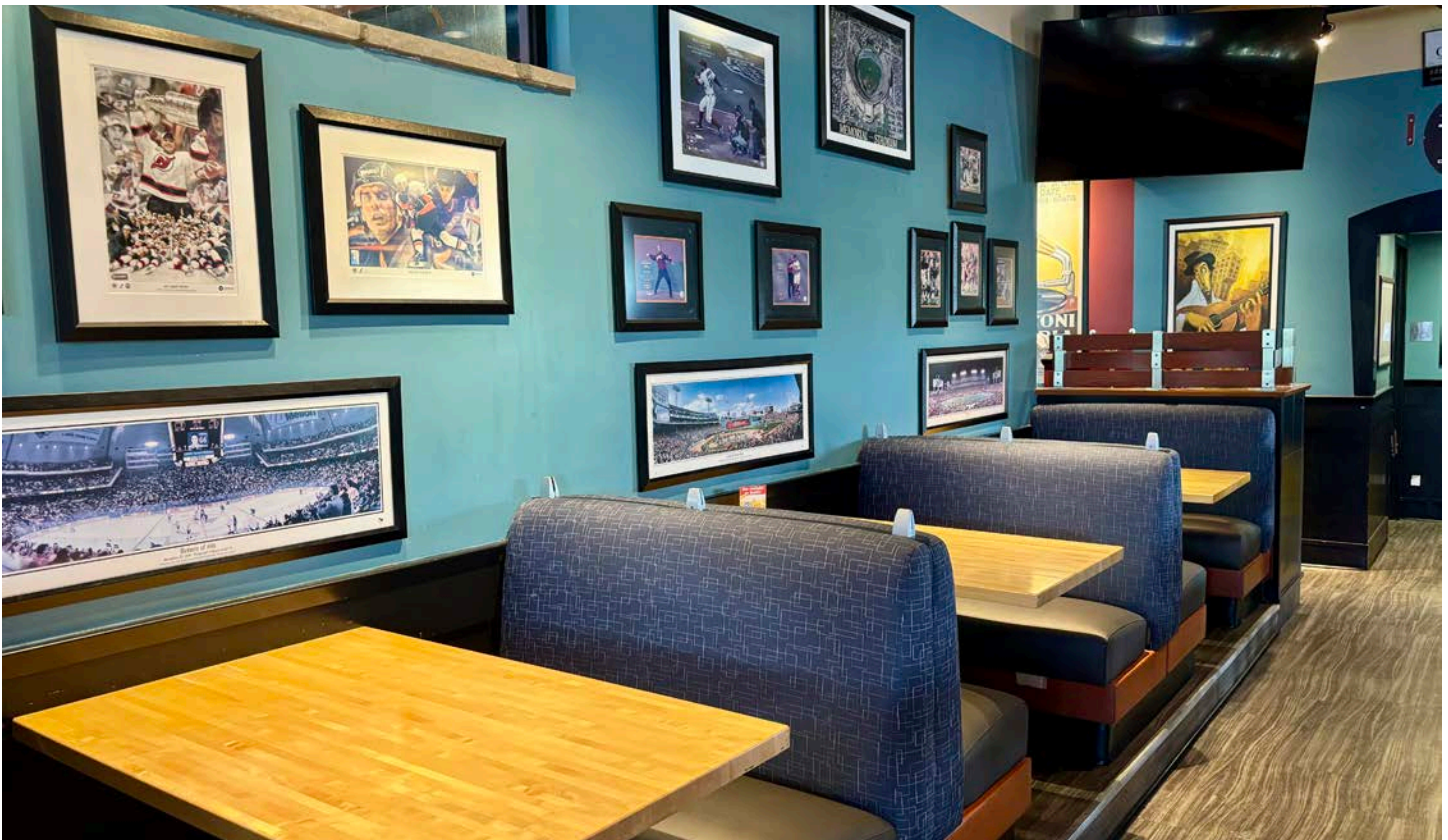




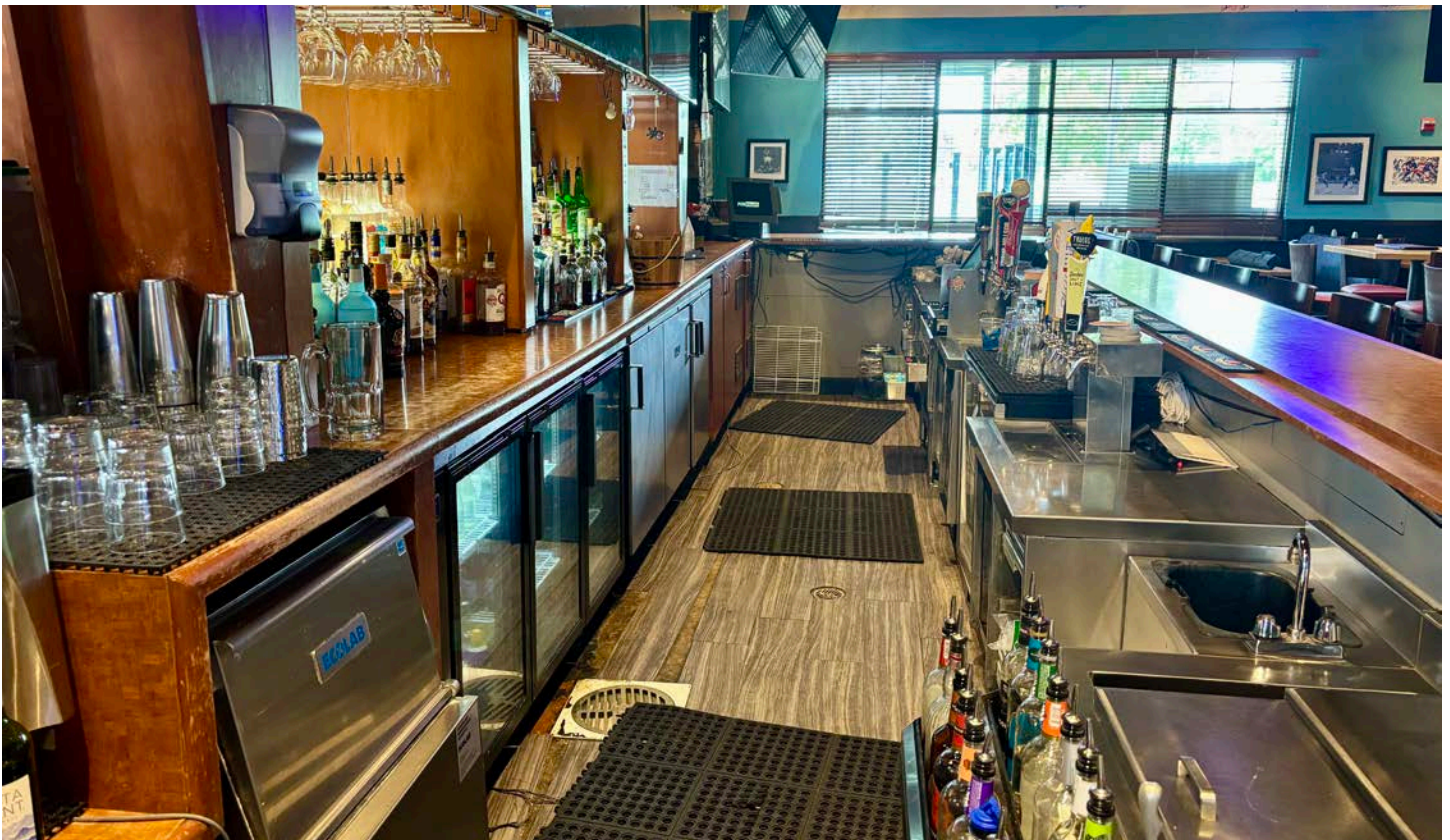




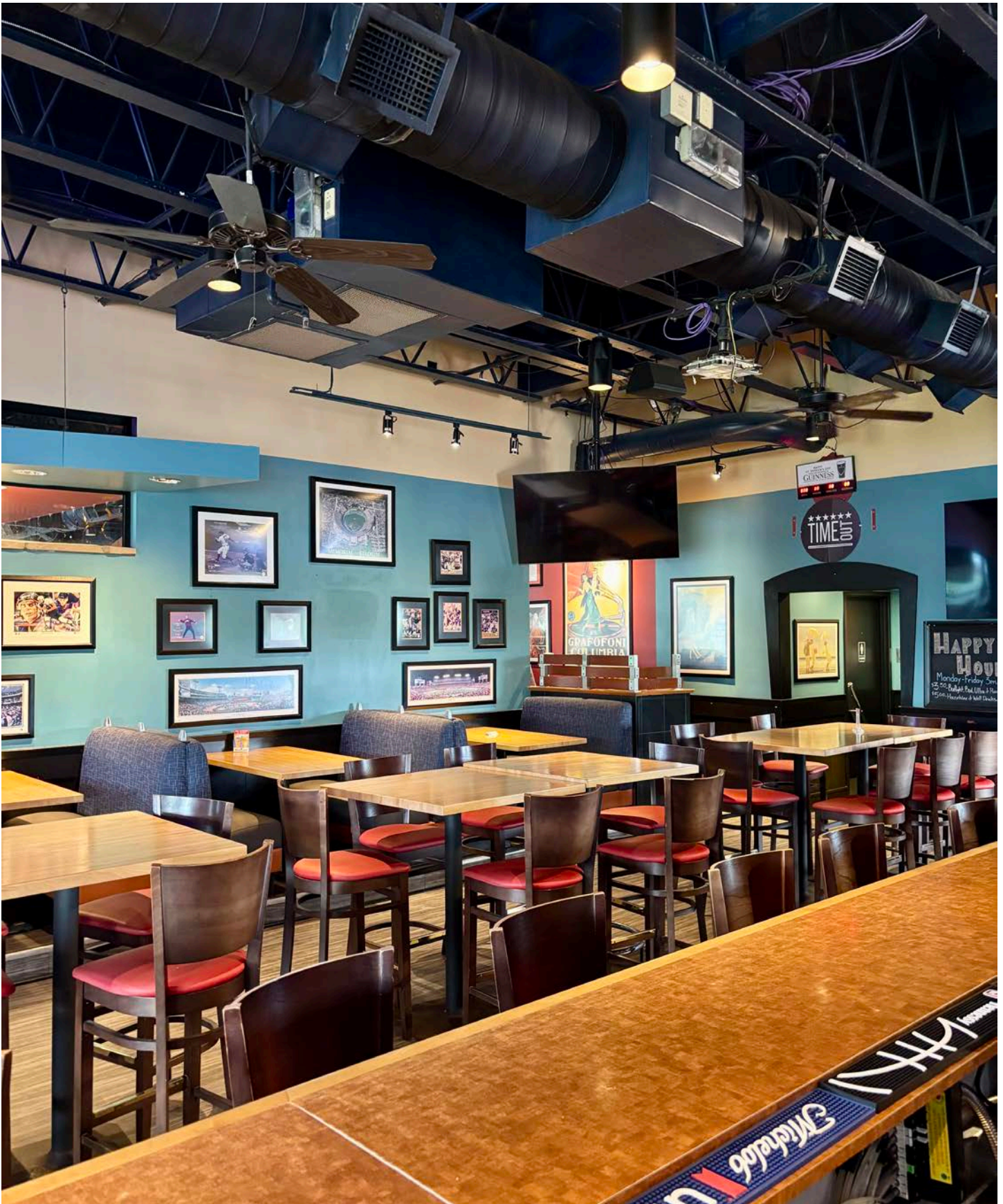




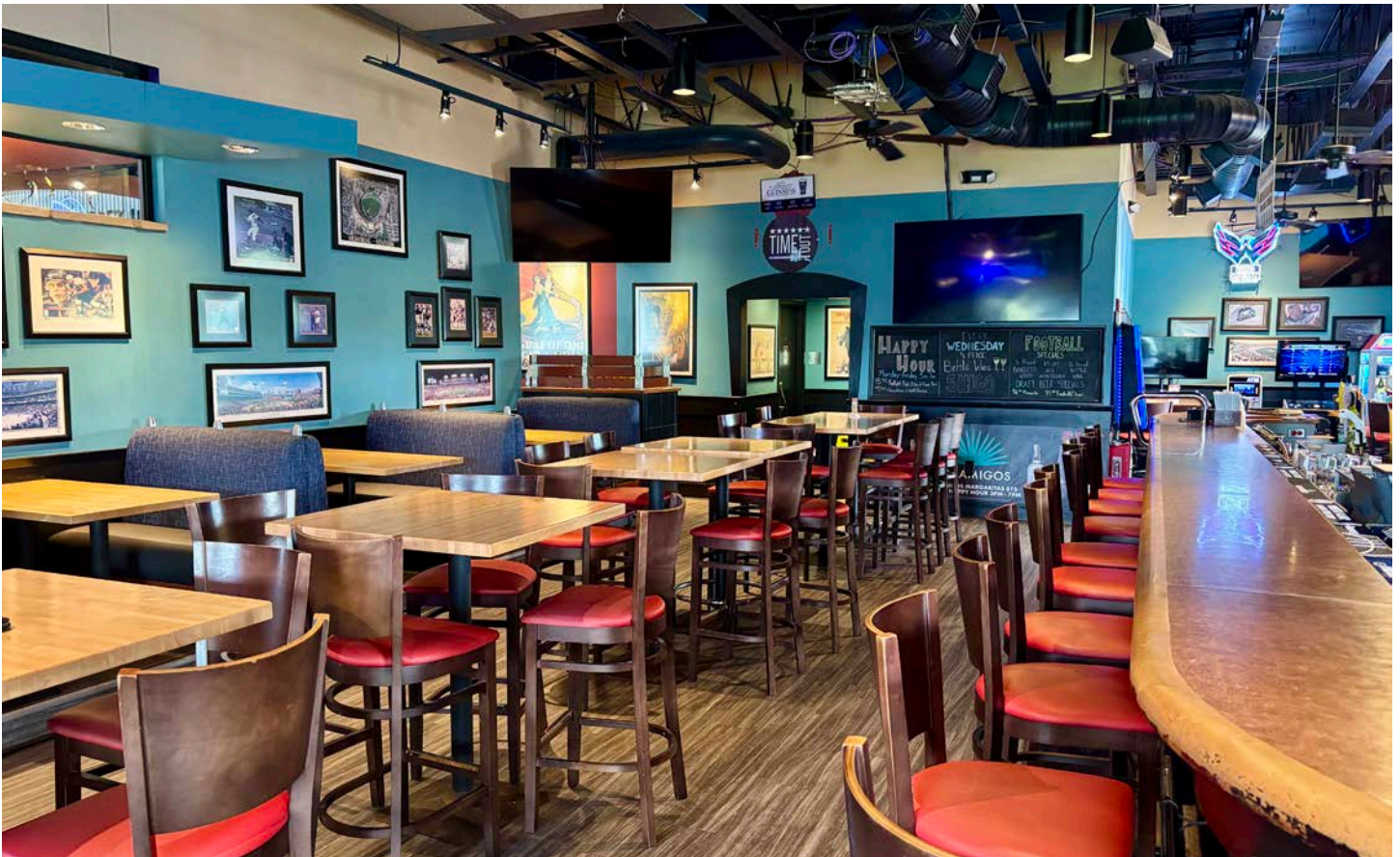








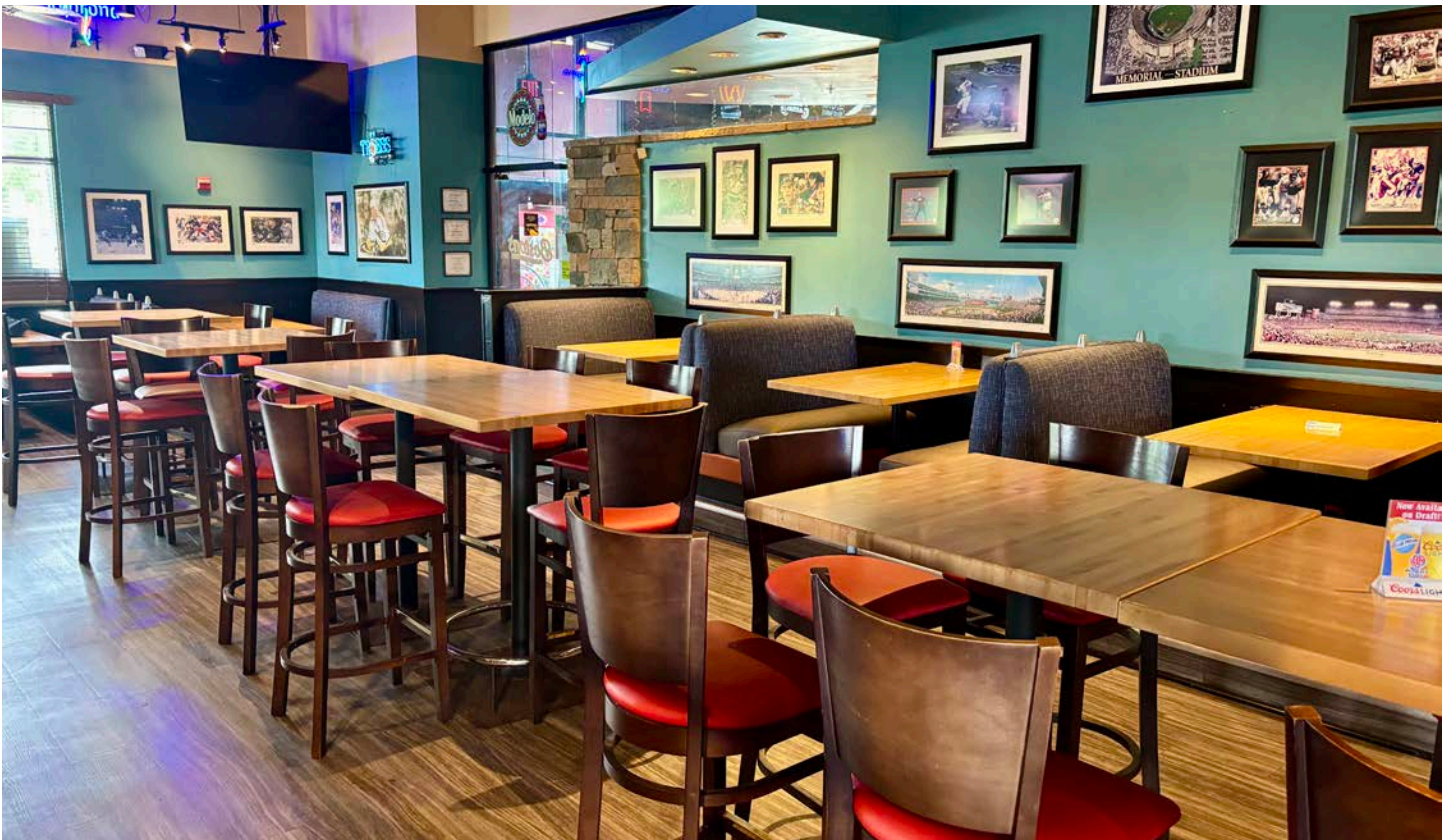




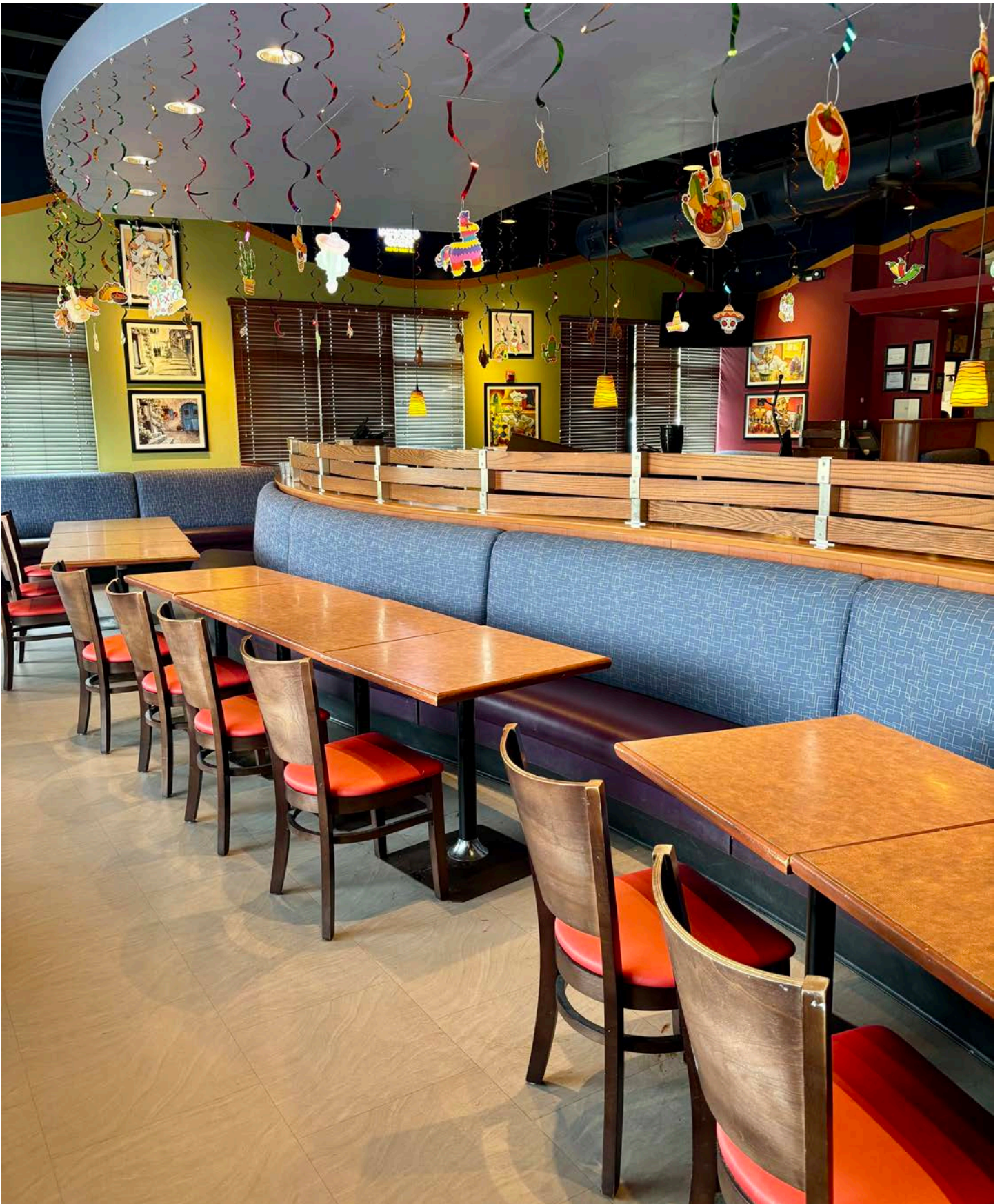
















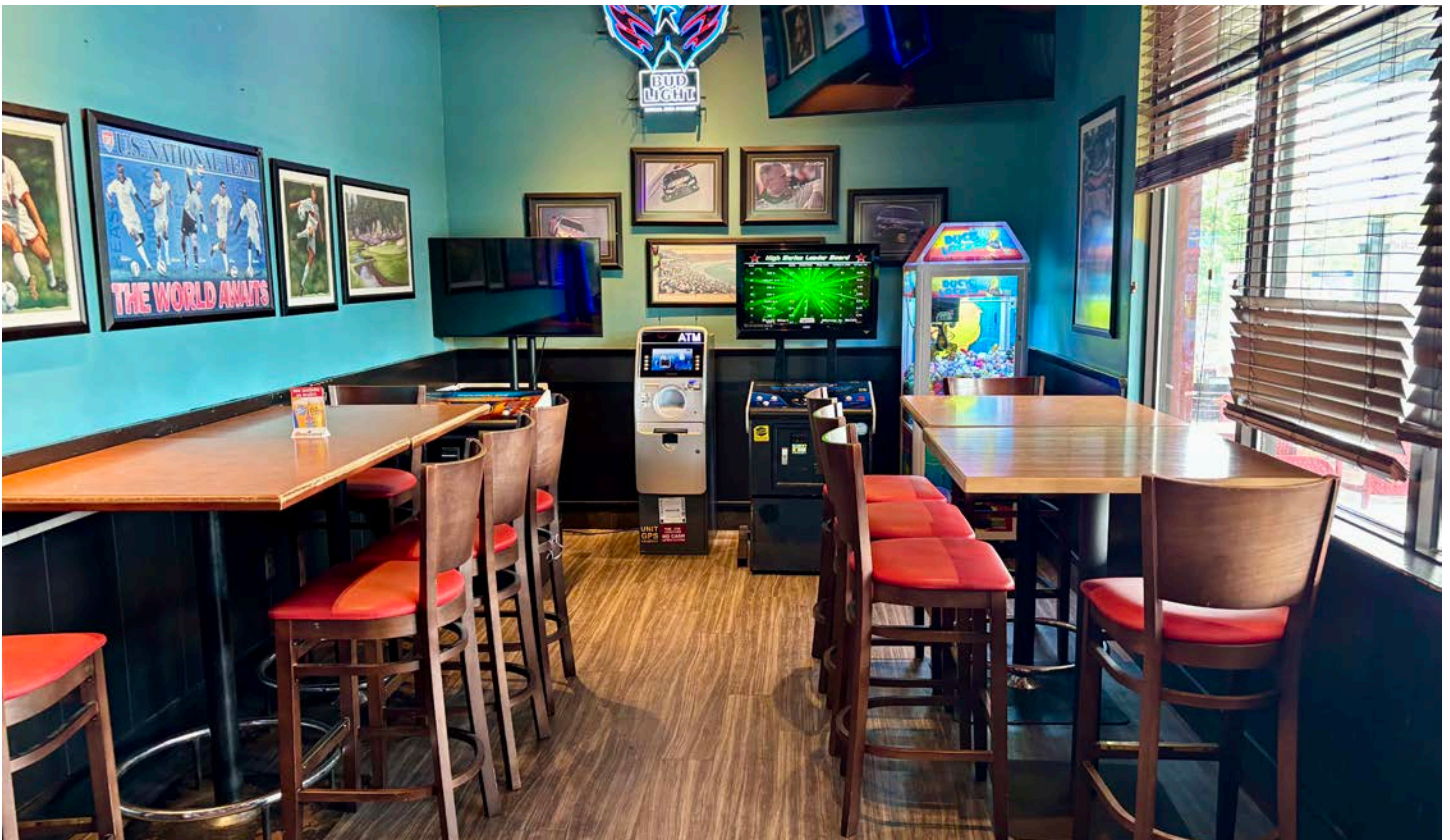








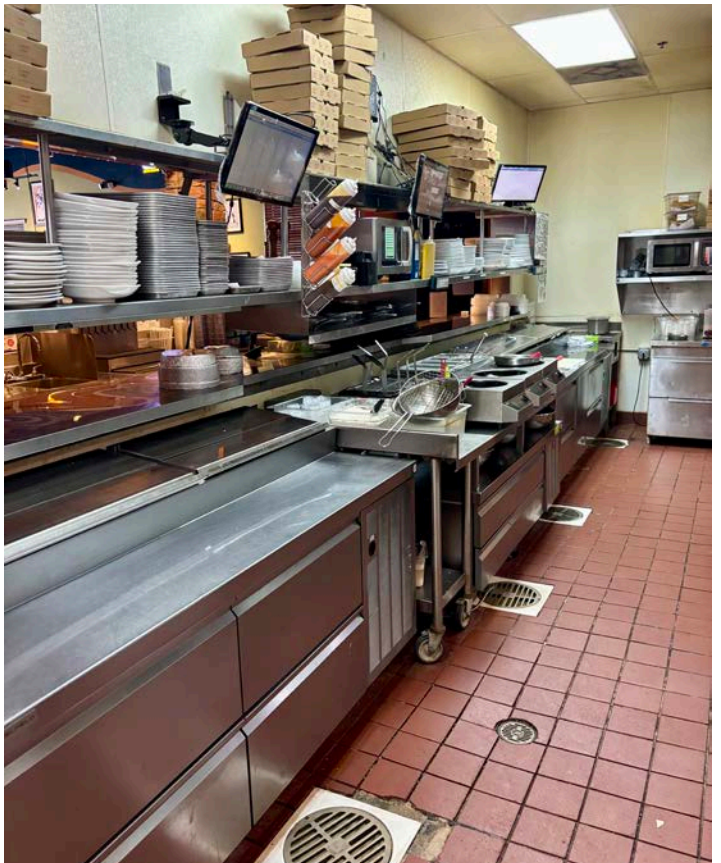




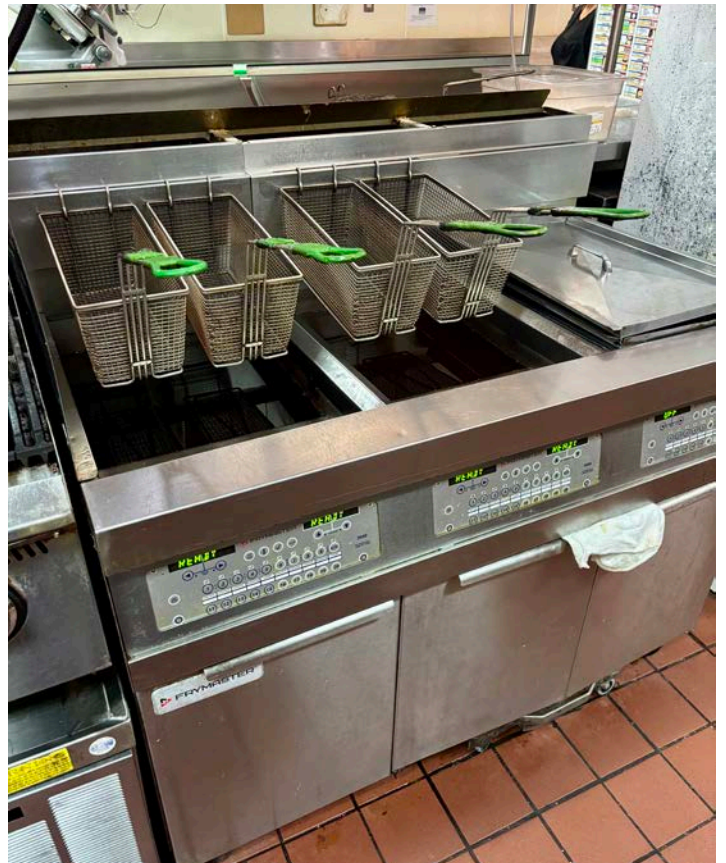








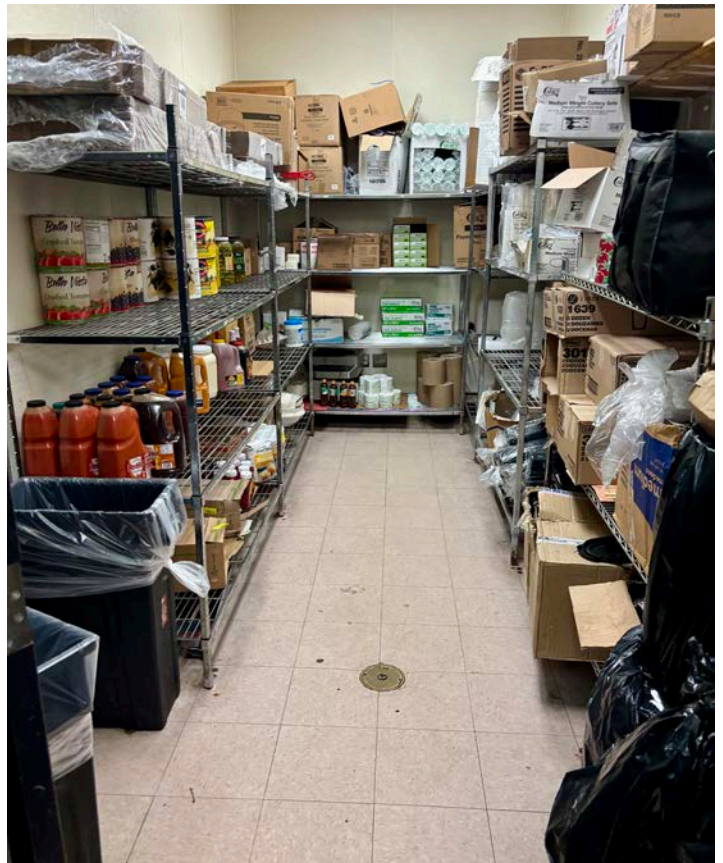





























90 County

**State of Maryland**  
*License*

**08329878**  
08234616  
12819092

**25**

 B P WALDORF LLC  
ATTN: PANK PRESSWATA  
10440 O'DONNELL PLACE  
WALDORF MD 20603

B P WALDORF LLC  
BOSTONS THE GOURMET PIZZA & SPORTS BAR  
10440 O'DONNELL PLACE  
WALDORF MD 20603

CODE	UNIT	TYPE OF LICENSE	NO OF LIC	COST
87	801	RESTAURANT	1	25.00

DATE OF ISSUE  
MO DAY YR  
04/29/2025

MONTHS PAID  
12

*Lisa E. Yates*

THIS LICENSE MUST BE PUBLICLY DISPLAYED  
AND EXPIRES ON **APRIL 30, 2026**

ISSUING FEES	2.00
TOTAL	27.00

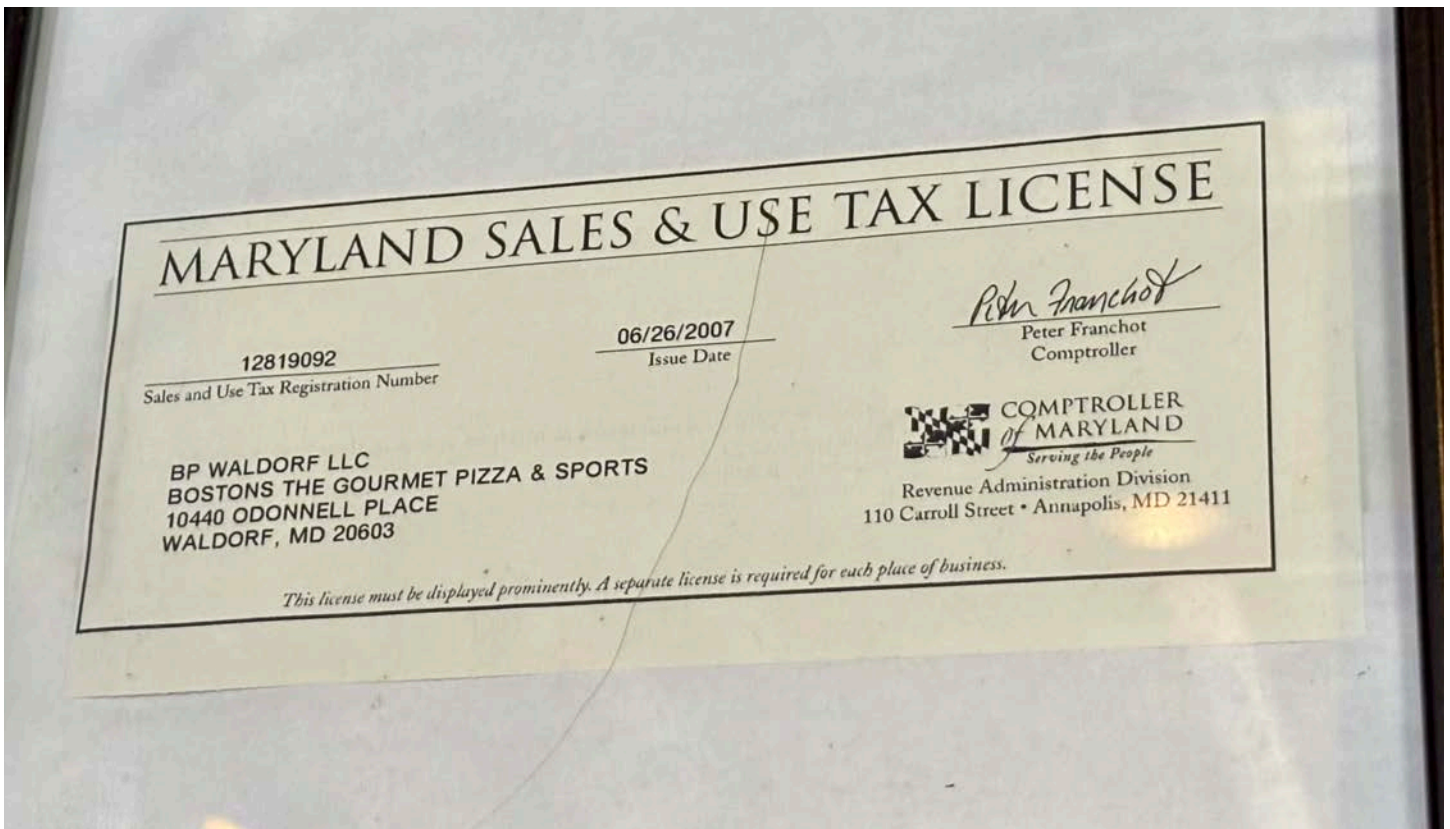
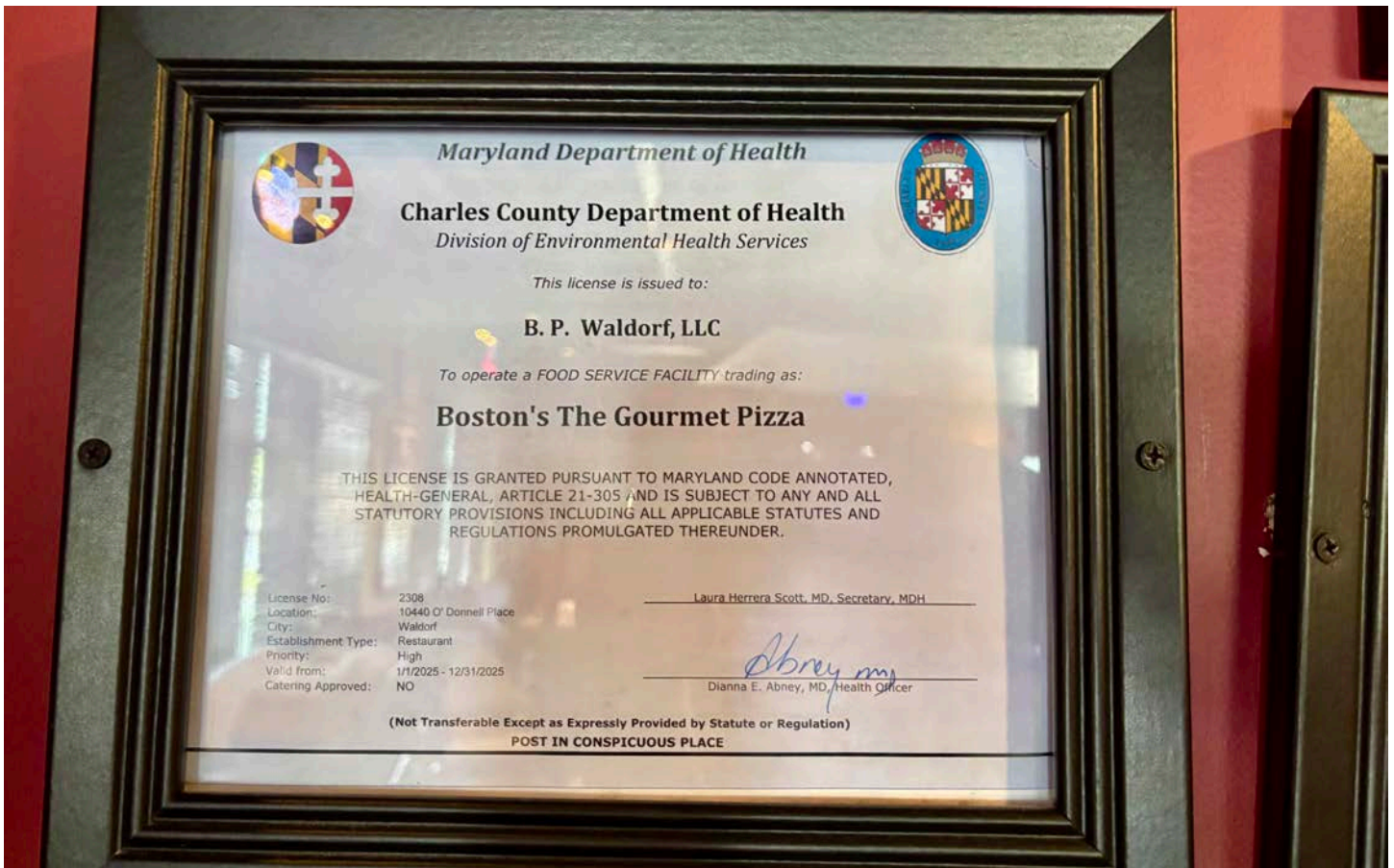
AMOUNT PAID	27.00
-------------	-------

ISSUED BY  
LISA E. YATES, CLERK OF CIRCUIT COURT  
200 CHARLES STREET  
LA PLATA, MARYLAND 20646 (301)932-3236

MKW.









CHARLES COUNTY, MARYLAND  
Department of Planning & Growth Management  
Permit Administration  
P.O. Box 2150  
La Plata, MD 20646  
(301) 645-0692 or (301) 870-3935, www.charlescounty.org

## CERTIFICATE OF USE AND OCCUPANCY

Certificate # 81907  
Issue Date 11/12/2008

Permanent

Permit # MIC 70099  
Permit Issue Date 8/07/2007

This certificate certifies compliance with the Charles County Building Code for the purpose set forth below.

Owner's Name AIG WALDORF LLC  
Owner's Address 9705 PLEASANT GATE LN  
POTOMAC MD 20854-5495

to use and occupy the land and/or buildings described and located as follows:

Address 10440 O'DONNELL PL  
WALDORF MD 20603

Property # 06327397

Map 15

Grid 1

Parcel 747

Lot 1

Block

Section

Subdivision St Charles Sub - Westlake

Use Group Business  
Business

Construction Type 5B

Sprinkler Provided N  
Code Edition 2006 IBC  
Occupant Load N/A

Sprinkler Required N  
Trading As BOSTON'S SIGN

for the purpose set forth below and subject to the following conditions:

10B03 10440 O'DONNELL PLACE WALDORF, MD 20603  
O'DONNELL LAKE RESTAURANT PARK T/A BOSTON'S  
SIGN FOR ARCHITECTURAL WAVE AROUND BUILDING WITH NEON PORTIONS  
OVER CORREGATED METAL

By: [Signature]  
Date: 11/12/08

NOTE: This certificate must be shown upon demand to any authorized representative of the Charles County Permit Administration Department. This certificate is good only for the use and to the extent described above. Changes in

