

FOR **SALE**

STATE-OF-THE-ART **MULTI-USE BUILDING**

RESTAURANT/
BAR

CAFÉ/
CARRYOUT

COMMERCIAL
KITCHEN



925

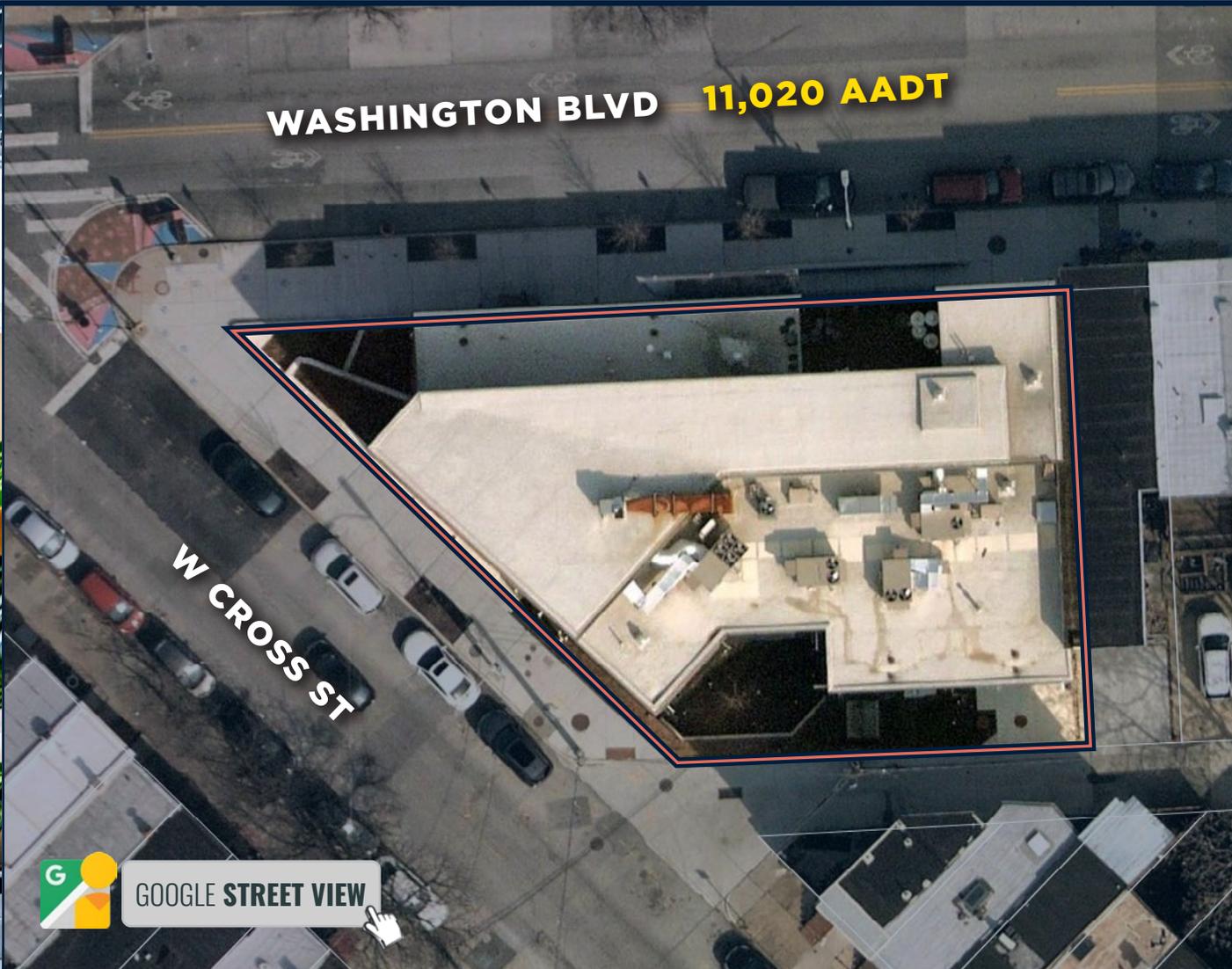
BALTIMORE, MD

OVERVIEW

- 8,300 SF ± purpose-built, state-of-the-art food, facility with multiple food components:
 - Full-service restaurant & bar
 - Carryout café & coffee bar
 - Large-scale commercial kitchen space
- New 2020 construction
- Lower level offices, classroom, walk-in coolers and dry storage facilities
- Prominent corner location at a signalized intersection in the “Pigtown” neighborhood of South-west Baltimore
- Blocks from the University of Maryland Medical campus, M&T Bank Stadium (Baltimore Ravens), and Camden Yards (Baltimore Orioles)
- Ideal for neighborhood/community restaurant group with a wholesale or catering business
- Potential for brew pub or brewery component
- Potential for owner leaseback income in lower level

1ST FLOOR:	6,735 SF ±
MEZZANINE:	1,569 SF ±
BASEMENT:	5,806 SF ±
YEAR BUILT:	2020
ZONING:	C-1 (NEIGHBORHOOD BUSINESS DIST.)
SALE PRICE:	\$2,500,000

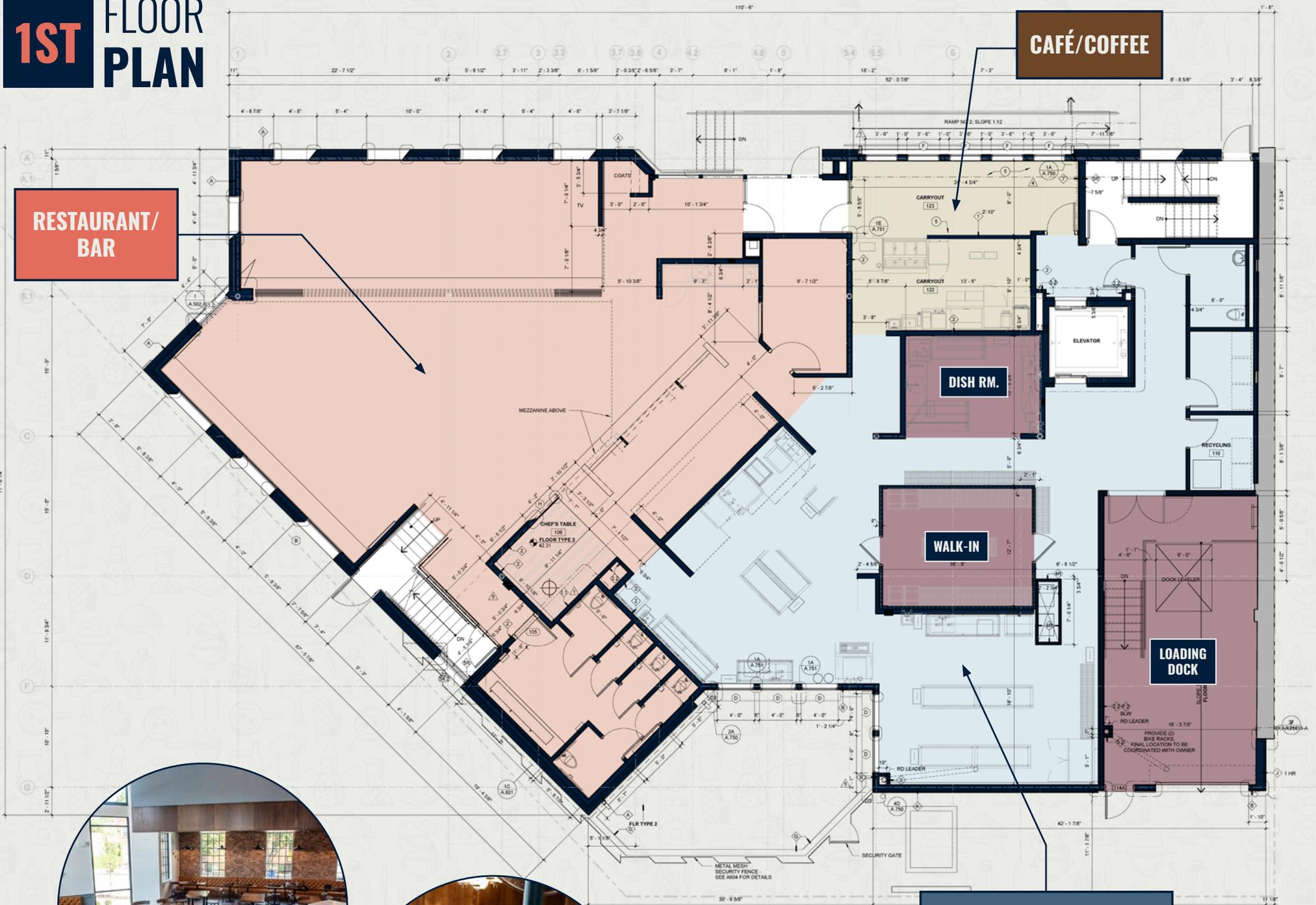




1ST FLOOR PLAN

RESTAURANT/
BAR

CAFÉ/COFFEE

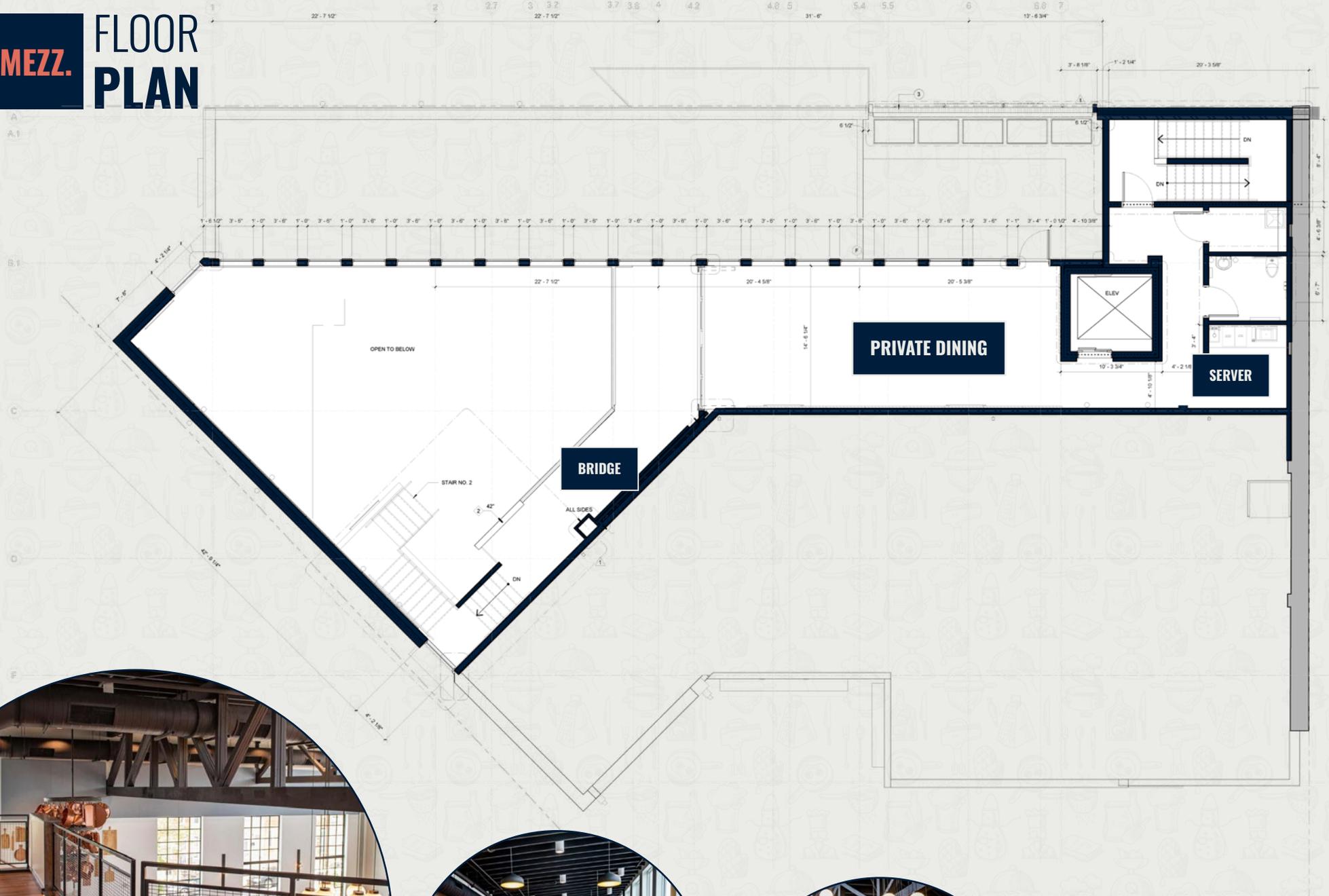


COMMERCIAL KITCHEN/
COMMISSARY

6,735 SF



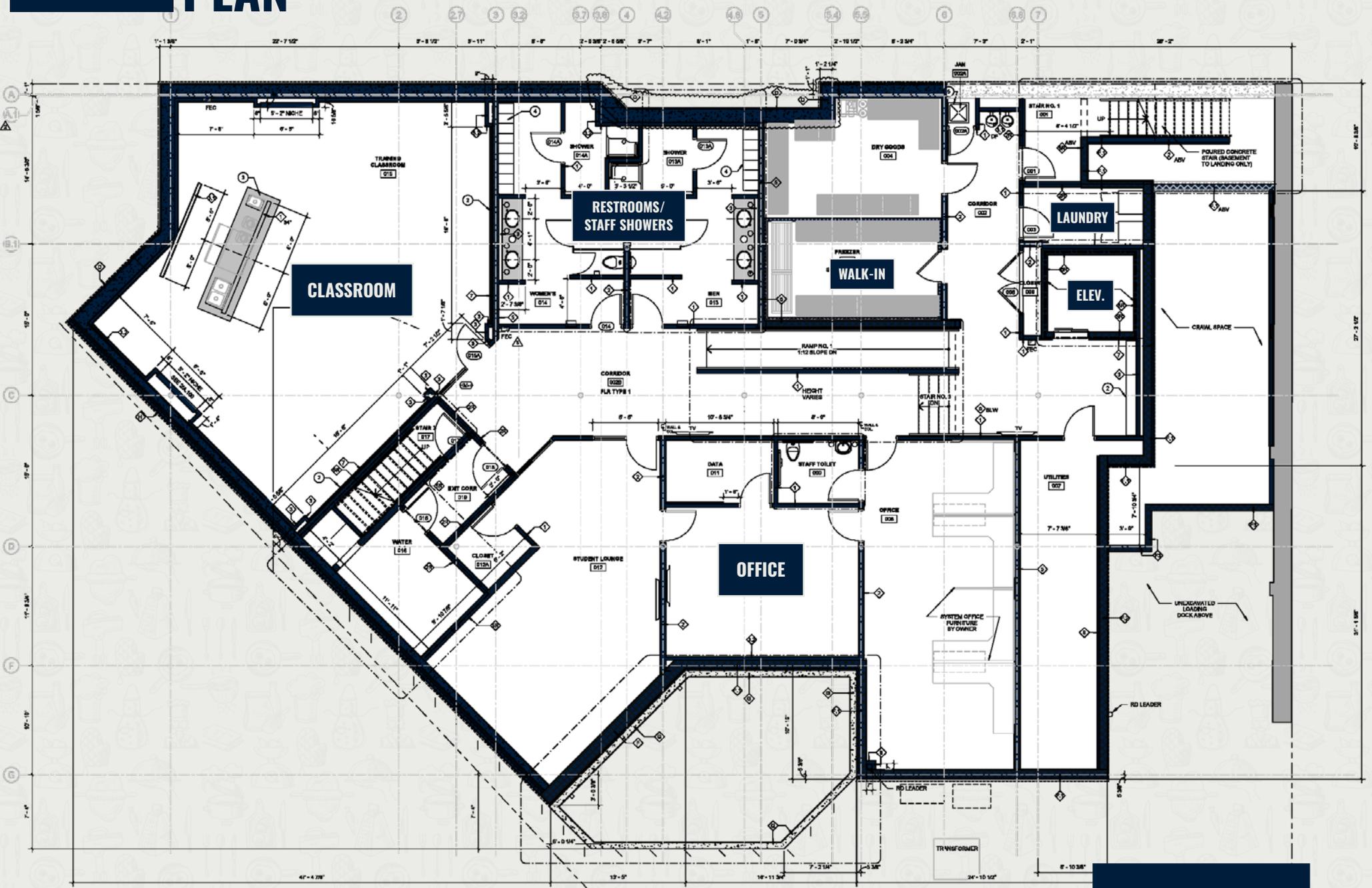
MEZZ. FLOOR PLAN



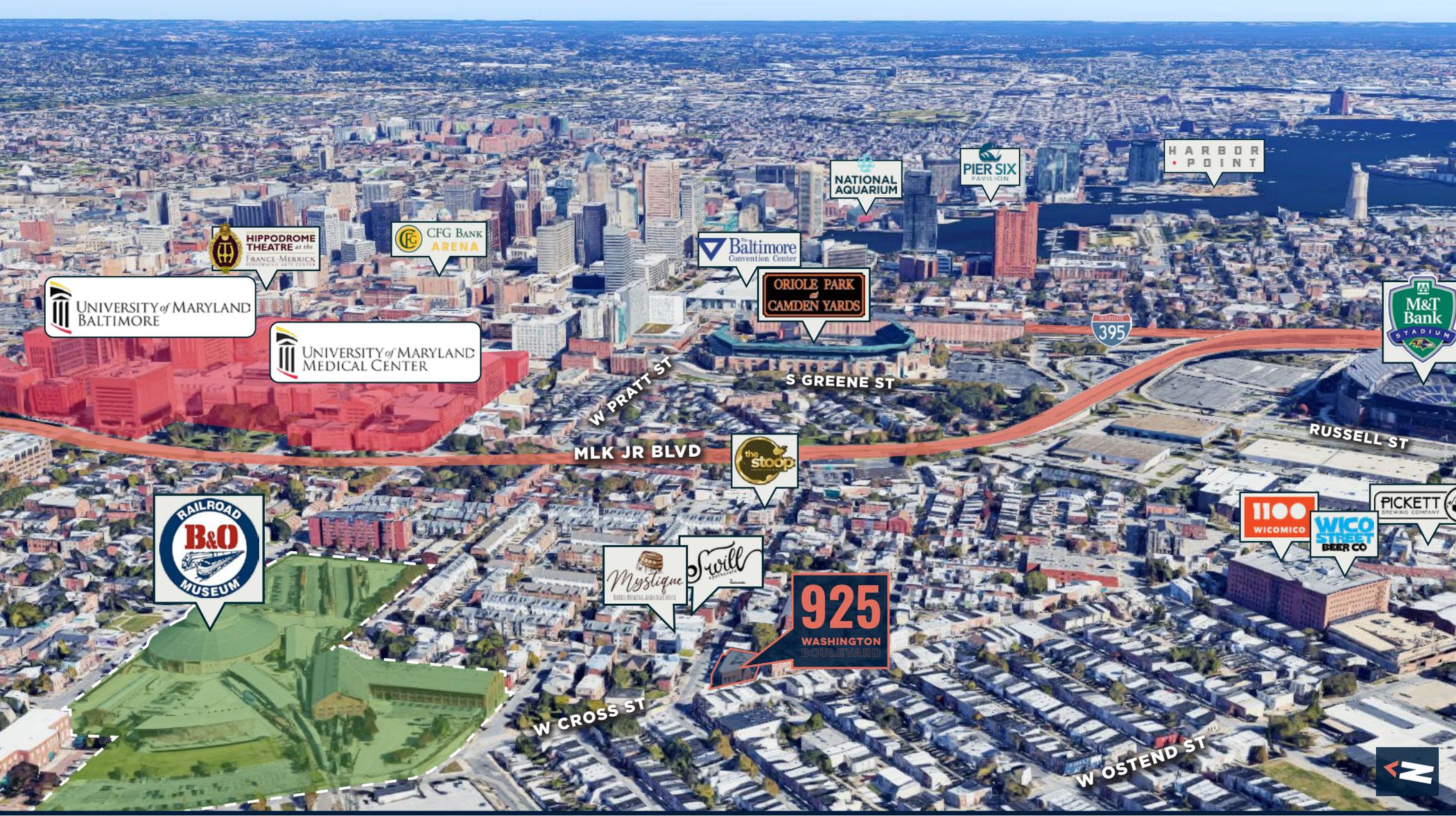
1,569 SF

BASEMENT

FLOOR PLAN



5,806 SF

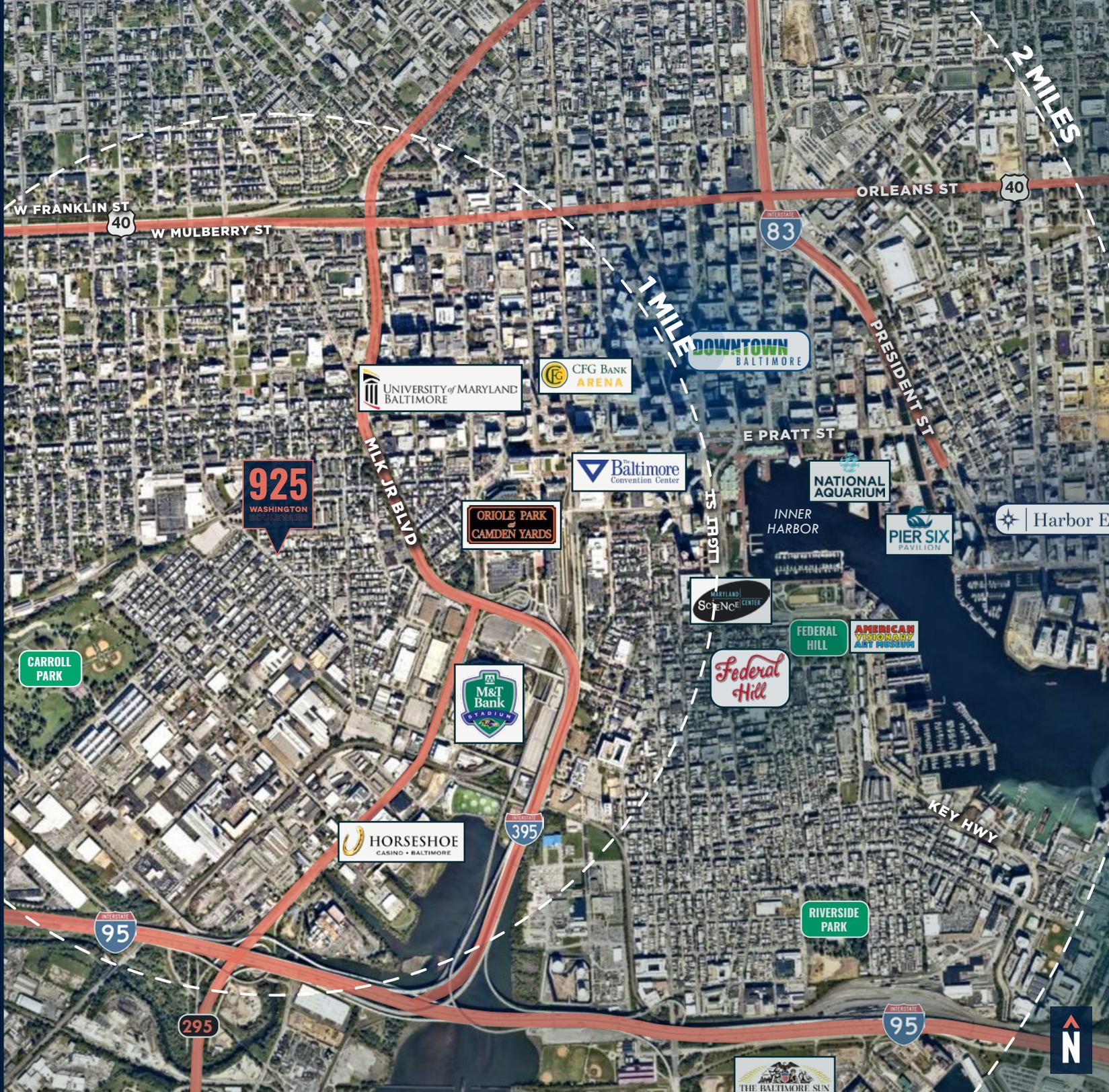


New visitor entrance coming to adjacent B&O Railroad Museum (currently under construction, 200,000 visitors annually, 40-acre historic campus)

LOCAL BIRDSEYE



TRADE AREA



W FRANKLIN ST
40

W MULBERRY ST

ORLEANS ST
40

2 MILES

1 MILE

DOWNTOWN
BALTIMORE

UNIVERSITY OF MARYLAND
BALTIMORE

CFG BANK
ARENA

925
WASHINGTON
BOULEVARD

Baltimore
Convention Center

E PRATT ST

NATIONAL
AQUARIUM

INNER
HARBOR

PIER SIX
PAVILION

Harbor E

ORIOLE PARK
AT
CAMDEN YARDS

MARYLAND
SCIENCE CENTER

FEDERAL
HILL

AMERICAN
VISIONARY
ART MUSEUM

CARROLL
PARK

M&T
Bank
STADIUM

Federal
Hill

HORSESHOE
CASINO • BALTIMORE

395

KEY HWY

95

295

95



THE BALTIMORE SUN

DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



28,042

108,967

221,345

DAYTIME POPULATION



67,999

204,065

346,898

AVERAGE HOUSEHOLD INCOME



\$82,409

\$86,235

\$85,465

NUMBER OF HOUSEHOLDS



13,803

54,859

106,270

MEDIAN AGE

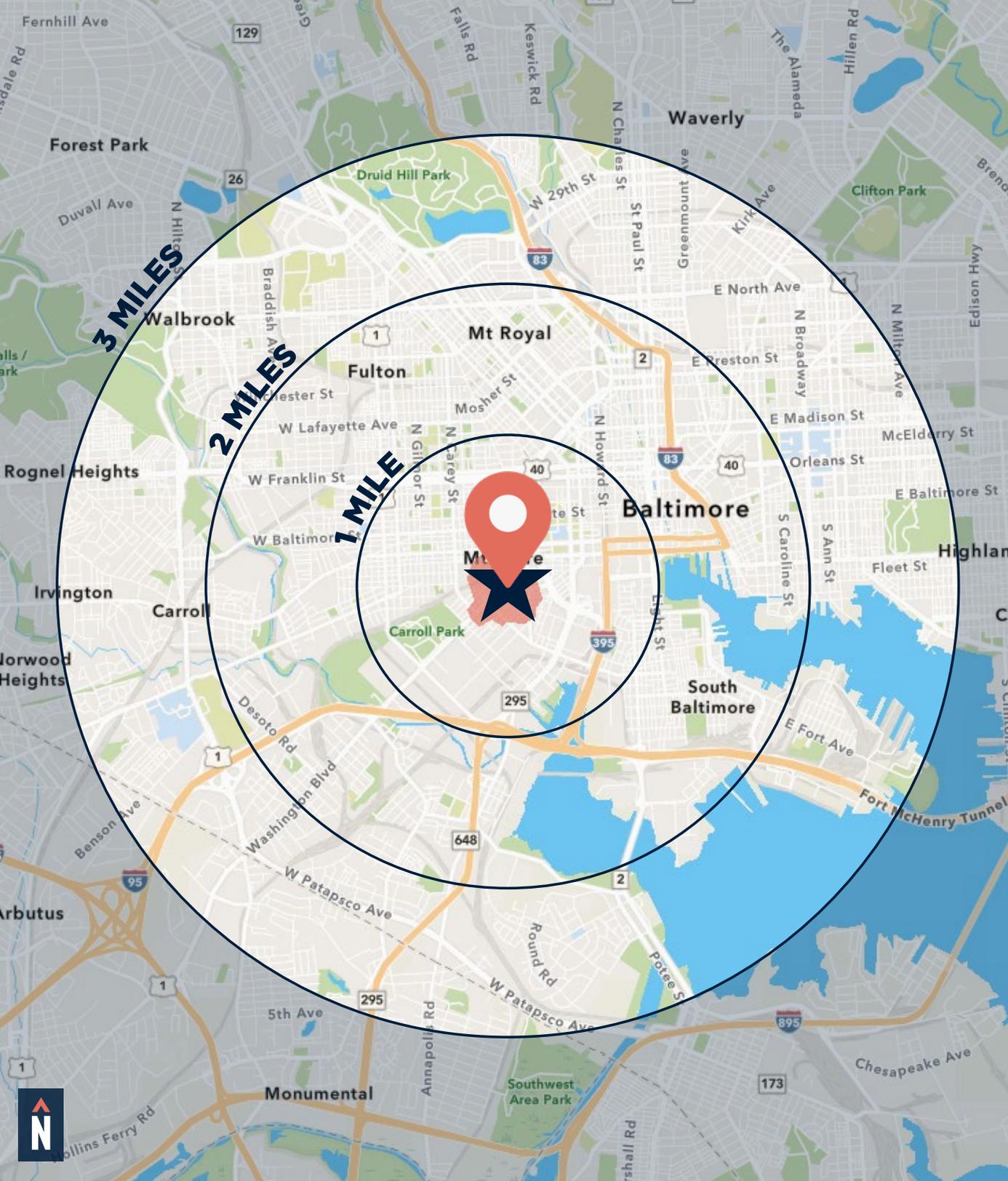


33.7

34.2

34.9

[FULL DEMOS REPORT](#)





VISIT [PROPERTY PAGE](#) FOR MORE INFORMATION.



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