

CONFIDENTIAL WATERFRONT HOSPITALITY & MARINA ASSET

Investment Offering Memorandum

Premier Waterfront Restaurant • Bar • Marina • Event Venue
Chesapeake Bay Region – Maryland



Executive Summary

This confidential offering represents a rare opportunity to acquire a large-scale waterfront hospitality and marina asset located along the Chesapeake Bay. The property features a high-capacity entertainment venue, extensive dock systems, vibrant seasonal customer traffic, and modern commercial improvements built for volume and efficiency.



Marina Overview

The marina includes 100+ slips, floating docks, jet ski lifts, and transient-ready infrastructure. The protected basin and expansive dock layout support substantial boating activity, making the venue a high-demand destination for regional boaters and event participants.



Entertainment & Events

The property hosts large-scale events, live entertainment, and major regional competitions, drawing significant crowds and enhancing year-over-year revenue potential. The venue's design accommodates high-volume traffic with multiple bar stations, open-air decks, and professional-grade entertainment areas.



Aerial Property Views

Aerial imagery highlights the full scale of the hospitality venue, marina basin, dock systems, parking capacity, and entertainment zones. The waterfront layout is optimized for transient access, boater flow, and large outdoor gatherings.

