



## Premier Waterfront Restaurant For Lease

| Solomons Island, MD

14442 Solomons Island Rd South, Solomons, MD

### Property Description

1. Fully equipped- Approximately 7000 sf 2nd Generation Restaurant space available
2. Free standing restaurant with two floors
  - 1st Floor: Approximately 5000 SF --with outdoor deck seating
  - 2nd Floor: Approximately 2000 SF – with rooftop patio seating
3. Year Built: 1986; Land Area: 117611 SF / 0.27 AC
4. Parking Ratio: 0.86/1000 SF - 6 Surface Spaces
5. The waterfront lot is 9,147 SQ FT and comes with eight boat slips.
6. Base rent: \$27/sf plus: NNN

## About the Property

Exceptional opportunity to own a **7,000 SF waterfront restaurant** Located on the scenic, protected waters of Back Creek — a tributary of the Chesapeake Bay — on the northern side of Southern Maryland's renowned Solomons Island, this exceptional waterfront restaurant offers a rare opportunity.

The property offers a spacious main dining room, an expansive full-service bar, a private event/party room, and generous outdoor deck seating just steps from the water. A rooftop seating area provides panoramic waterfront views, creating a one-of-a-kind dining experience. The property also features **eight private boat slips**, allowing convenient access by both land and sea.

Located just a short distance away, the renowned Calvert Marine Museum — the area's leading cultural destination — attracts visitors year-round with exhibits celebrating the natural and maritime heritage of the Chesapeake Bay, further driving consistent foot traffic to the property.



## Highlights:

- ◇ Direct water frontage on protected Back Creek
- ◇ Rooftop seating with panoramic views
- ◇ Expansive outdoor deck dining
- ◇ Established reputation & strong local following
- ◇ Prime Solomons Island location

## Demographics:

## Traffic Counts:

- ◇ Woodburn Lane 4.0K
- ◇ Solomons Island Road 4.7K
- ◇ South Solomons Island Road 5.0K
- ◇ Thoms Johnson Bridge/State Hwy 25.2K



## Why Solomons Island Stands Out



Solomons Island offers the rare combination of lifestyle appeal, economic stability, and long-term growth potential — making it one of the most attractive waterfront markets in the Chesapeake Bay region.

- Strong year-round tourism traffic
- Established boating and waterfront culture
- Proximity to a major U.S. defense installation
- High-income workforce and stable employment base
- Continued regional infrastructure investment
- Limited waterfront commercial inventory







