



TROUT DANIEL & ASSOCIATES

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# 1300 Russell Street

Retail Space For Sale

1300 Russell St | Baltimore | MD 21230



**Drone Video**

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# Property Overview

1300 Russell Street is a 24,000 SF commercial property located on a one-acre site in a growing submarket. The C-4 zoned site includes indoor and outdoor facilities with existing event infrastructure and potential for expansion. Jimmy's TailGOAT operates the venue as Baltimore's premier gameday tailgate experience.

The property sits within walking distance from M&T Bank Stadium and Oriole Park at Camden Yards, with visibility and access to I-95, I-295, and I-395. It is adjacent to Warner Street Entertainment District, positioned in the path of Baltimore's downtown revitalization and stadium-area activity.

## Offering Summary

|                      |                          |
|----------------------|--------------------------|
| <b>Sale Price</b>    | Please Inquire           |
| <b>Building Size</b> | 24,000 (+/-) SF          |
| <b>Available SF</b>  | 12,000 - 24,000 (+/-) SF |
| <b>Lot Size</b>      | 1.03 Acres               |
| <b>Zoning</b>        | C-4 (Heavy Commercial)   |
| <b>FAR</b>           | *Build up to 62-100 ft   |
| <b>Billboard</b>     | *Inquire                 |





## Property History

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1300 Russell Street opened in 1977 as a music venue that hosted major rock acts like Guns N' Roses, Ozzy Osbourne, and Iggy Pop. The venue earned a tribute to former Hammerjacks on Iron Maiden's album cover, *Somewhere in Time*. Today, it operates as Jimmy's TailGOAT (current tenant), with top performers like O.A.R., Dustin Lynch, DJ Pauly D, Afrojack, Loud Luxury, Two Friends, Jimmie's Chicken Shack, Lost Kings, Jimmy Charles, O-Town, and Shaquille O'Neal. Past events have featured Ravens legends such as Ed Reed, Terrell Suggs, Jonathan Ogden, and Todd Heap, establishing the property as an entertainment destination near M&T Bank Stadium.

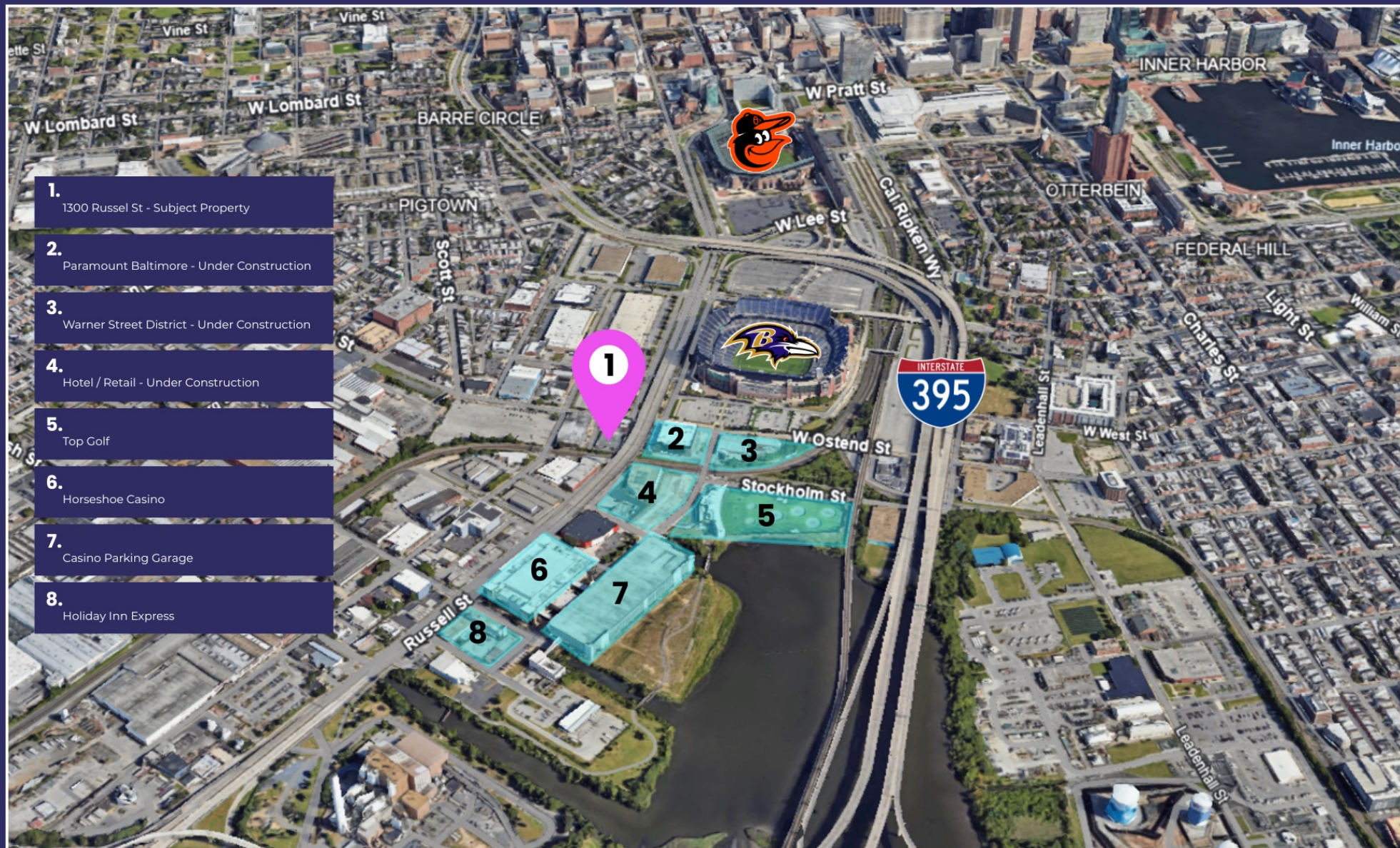


# Location Aerial





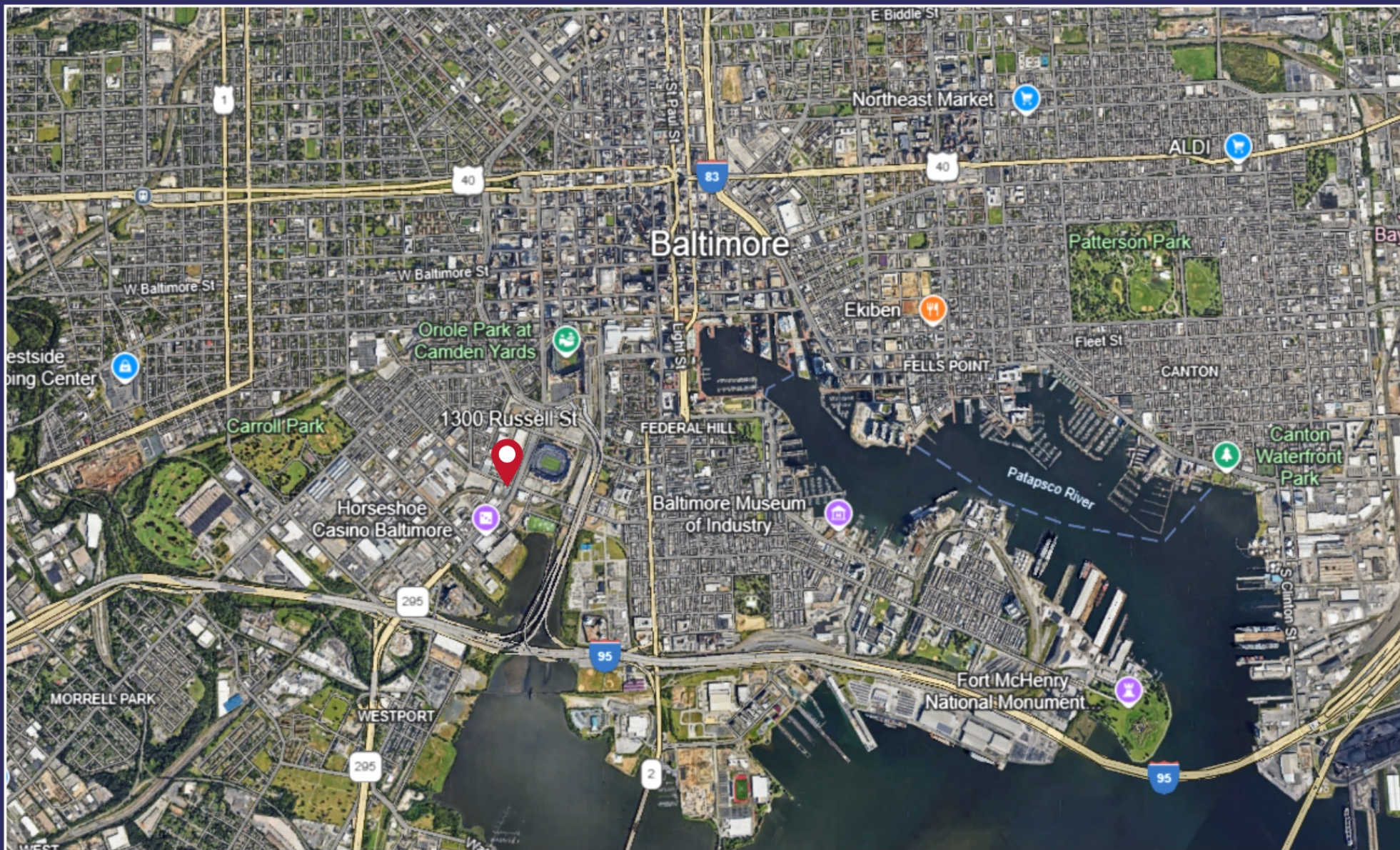
# Entertainment District



**1300 Russell Street** | Baltimore, MD 21230

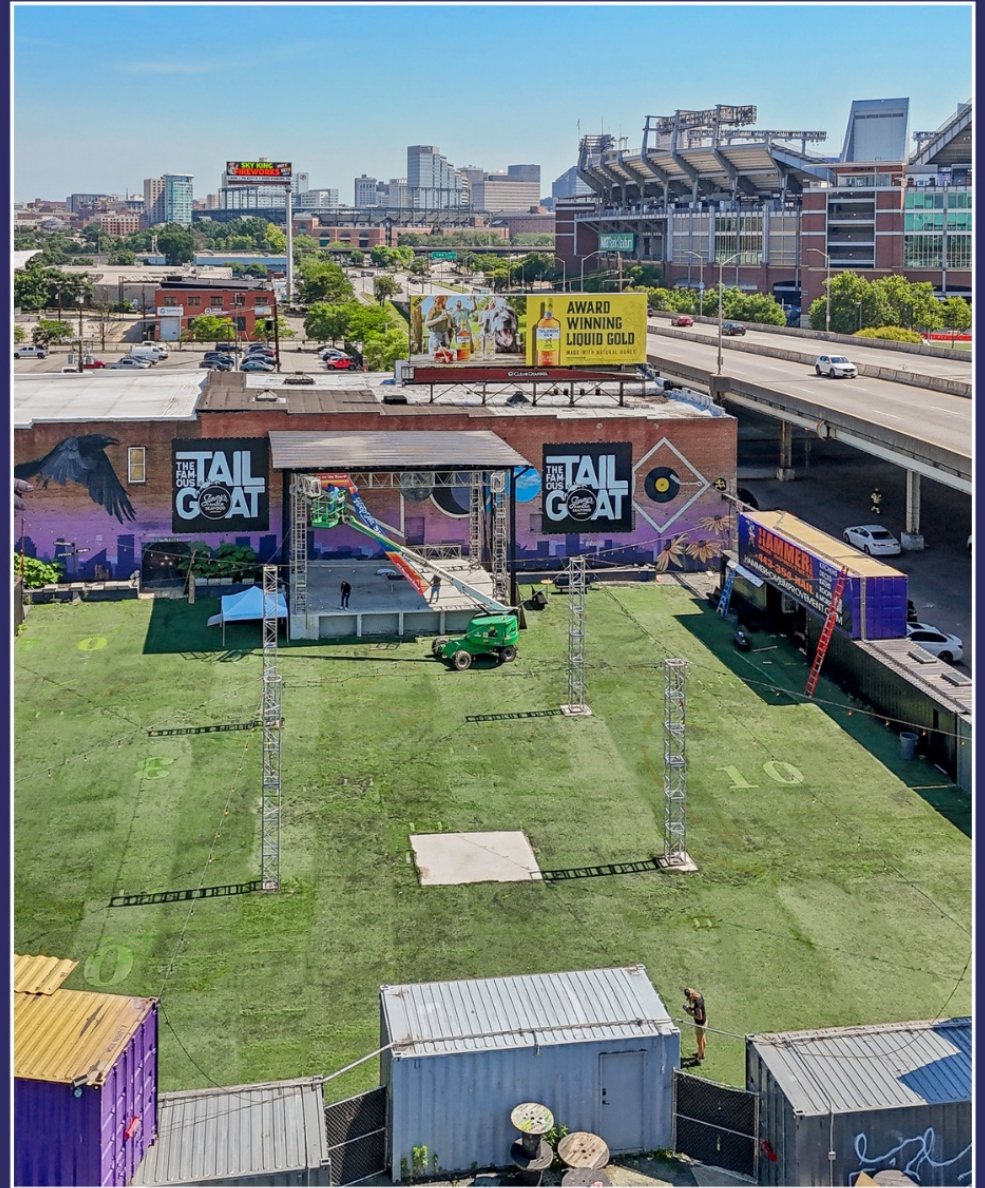


# Aerial





# Aerial Views



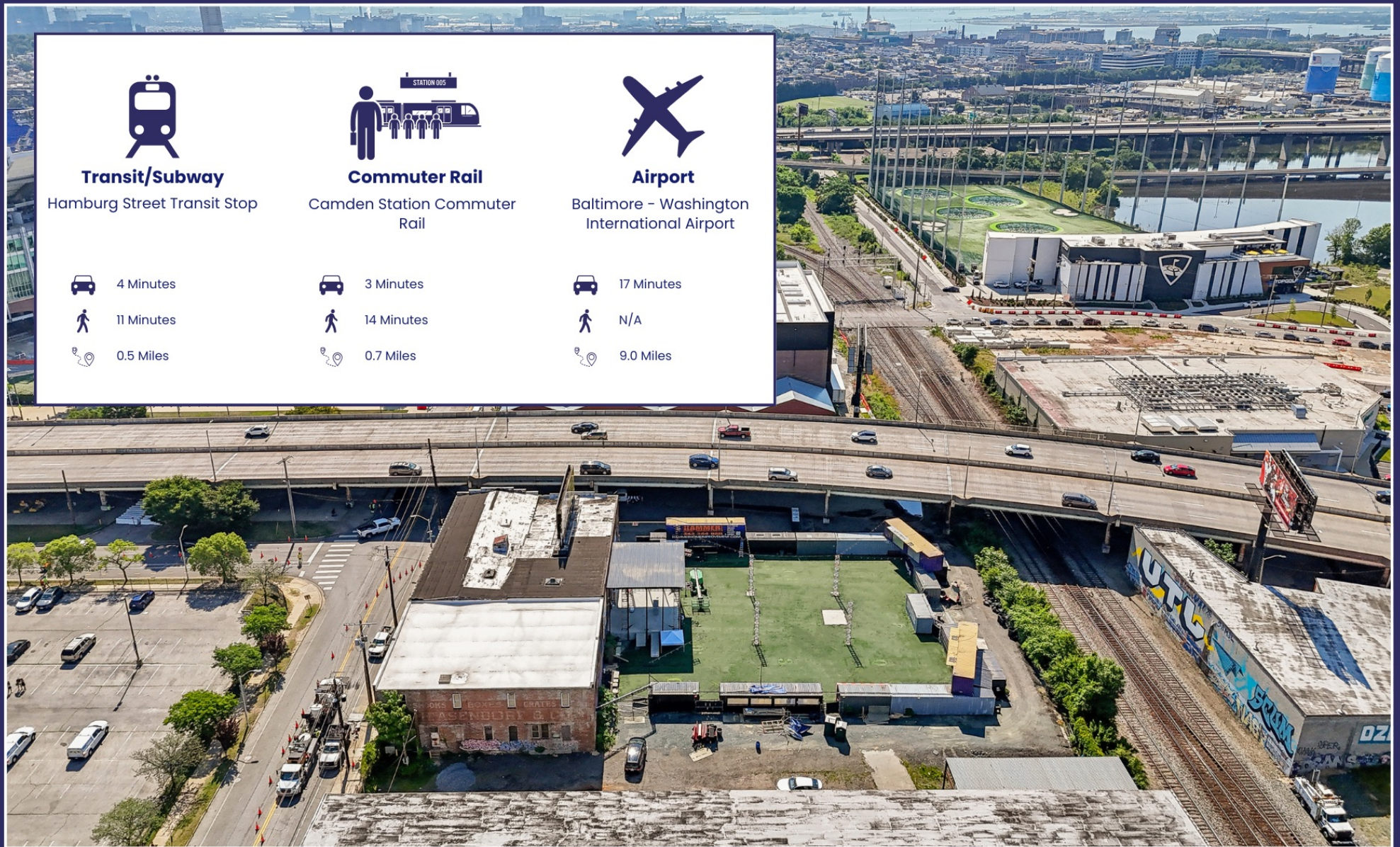


# Ground-Level Views





# Transit Data





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## Contact Us



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