

BERKSHIRE  
HATHAWAY  
PENFED REALTY

MCNELIS  
ASSOCIATES

COMMERCIAL

# PRIME RETAIL

INVESTMENT OPPORTUNITY

# FOR SALE

13200 Dowell Road  
Solomons, MD 20688



**THOMAS MCKAY**  
*Commercial Advisor*

Direct: (240) 298-3896

Office: (410) 394-3990

Email: [thomas.mckay@penfedrealty.com](mailto:thomas.mckay@penfedrealty.com)

Website: [www.lovechesapeake.com](http://www.lovechesapeake.com)

LIC #: 5015207



# 13200 DOWELL ROAD

SOLOMONS, MD 20688

**FOR SALE**

EXECUTIVE SUMMARY



## Offering Summary

|             |                    |
|-------------|--------------------|
| Lease Rate  | <b>\$2,950,000</b> |
| Price / GSF | <b>\$27.53</b>     |
| GSF         | <b>7,834 SF</b>    |
| Occupancy   | <b>100%</b>        |
| Year Built  | <b>1965</b>        |

## Property Overview

Explore this exceptional retail property in Solomons, MD, offering a 7,834 SF building with 1 unit, built in 2009, and currently enjoying 100% occupancy. Zoned TC for commercial use, this prime investment opportunity is situated in the sought-after Southern Maryland area. With a strong track record of owner occupancy, this property provides a secure and lucrative prospect for restaurant and retail pad investors. The current restaurant occupying this space includes a brewery. This sale includes all real property, furniture, fixtures, equipment, and the business itself. Its modern construction ensures low maintenance costs, while its strategic location offers high visibility and accessibility. This site also includes the potential for an additional pad site on Route 4.

**Thomas McKay**  
Commercial Advisor  
240.298.3896  
thomas.mckay@penfedrealty.com

**Berkshire Hathaway PenFed Realty**  
14488 Solomons Island Road South PO Box 92  
Solomons, MD 20688  
410.394.0990



# 13200 DOWELL ROAD

SOLOMONS, MD 20688

**FOR SALE**

LOCATION DESCRIPTION



## Location Description

Discover the alluring surroundings of the property in Solomons, MD, a vibrant location amidst the captivating Southern Maryland market. This thriving community is a natural hub for commercial potential, attracting a diverse and dynamic workforce, making it an appealing prospect for office and office building investors. Nearby cultural attractions such as the Patuxent River Naval Air Museum and the Calvert Marine Museum provide enriching experiences. With a variety of dining options and outdoor recreational activities, the area strikes a harmonious balance between work and leisure. For investors seeking a promising commercial destination with local appeal, the location offers an inviting opportunity in the heart of Southern Maryland.

**Thomas McKay**  
Commercial Advisor  
240.298.3896  
thomas.mckay@penfedrealty.com

**Berkshire Hathaway PenFed Realty**  
14488 Solomons Island Road South PO Box 92  
Solomons, MD 20688  
410.394.0990

**BERKSHIRE  
HATHAWAY**  
PENFED REALTY

**MCNELIS**  
ASSOCIATES

**COMMERCIAL**

# 13200 DOWELL ROAD

SOLOMONS, MD 20688

## FOR SALE

### LOCATION DESCRIPTION



## Property Highlights

- Heavily travelled Route 4 location
- Current construction of a restaurant and parking
- Infrastructure is in place for additional construction
- Public water and sewer
- Town Center zoning Located adjacent to a hotel and conference center



**Thomas McKay**  
Commercial Advisor  
240.298.3896  
thomas.mckay@penfedrealty.com

**Berkshire Hathaway PenFed Realty**  
14488 Solomons Island Road South PO Box 92  
Solomons, MD 20688  
410.394.0990

**BERKSHIRE  
HATHAWAY**  
PENFED REALTY

**MCNELIS  
ASSOCIATES**

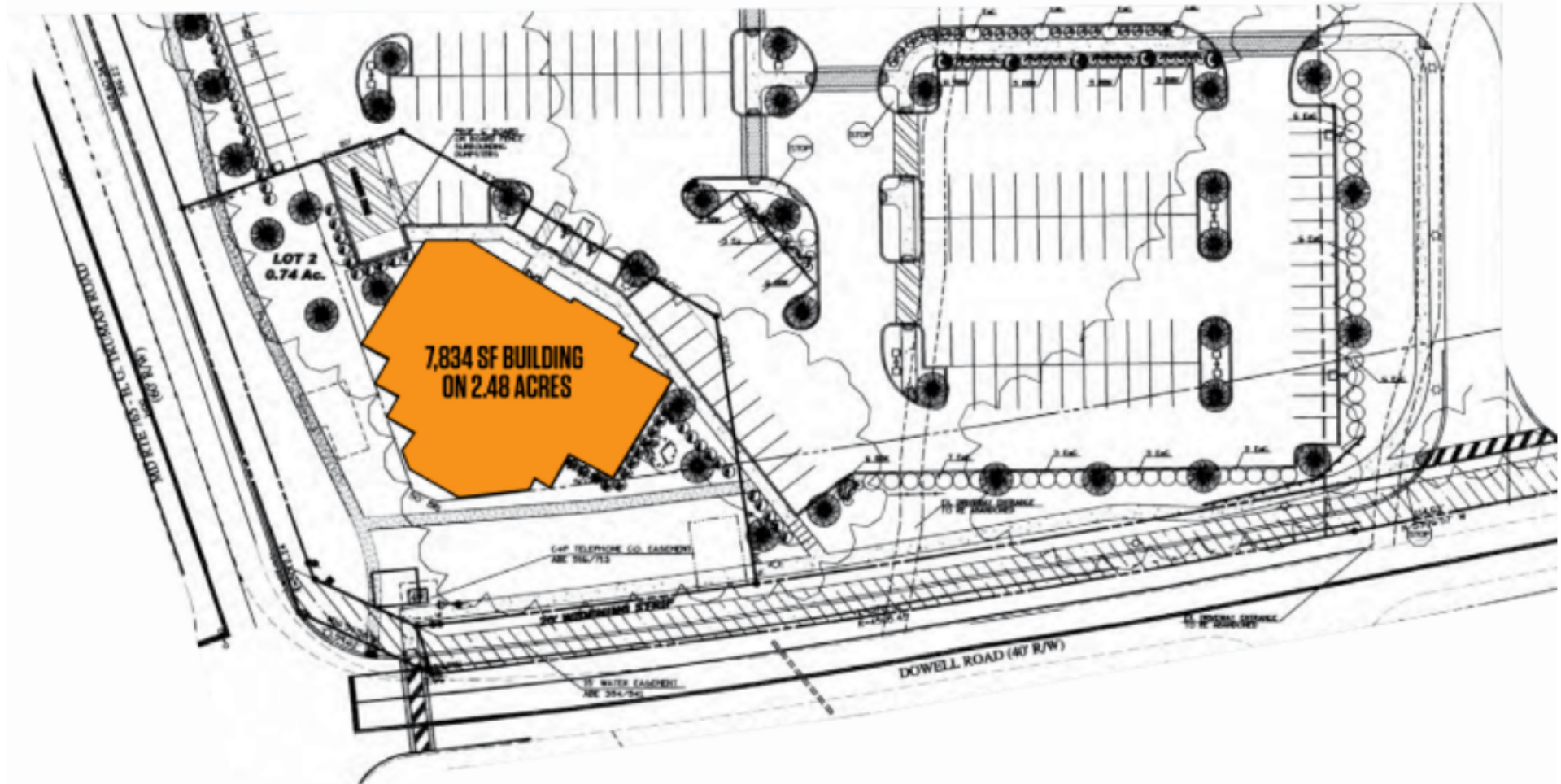
**COMMERCIAL**

# 13200 DOWELL ROAD

SOLOMONS, MD 20688

**FOR SALE**

SITE PLAN



**Thomas McKay**  
Commercial Advisor  
240.298.3896  
thomas.mckay@penfedrealty.com

**Berkshire Hathaway PenFed Realty**  
14488 Solomons Island Road South PO Box 92  
Solomons, MD 20688  
410.394.0990

**BERKSHIRE  
HATHAWAY**  
PENFED REALTY

**MCNELIS**  
ASSOCIATES

**COMMERCIAL**

# 13200 DOWELL ROAD

SOLOMONS, MD 20688

## FOR SALE

### RETAILER MAP



**Thomas McKay**  
Commercial Advisor  
240.298.3896  
thomas.mckay@penfedrealty.com

**Berkshire Hathaway PenFed Realty**  
14488 Solomons Island Road South PO Box 92  
Solomons, MD 20688  
410.394.0990

**BERKSHIRE  
HATHAWAY**  
PENFED REALTY

**MCNELIS**  
ASSOCIATES

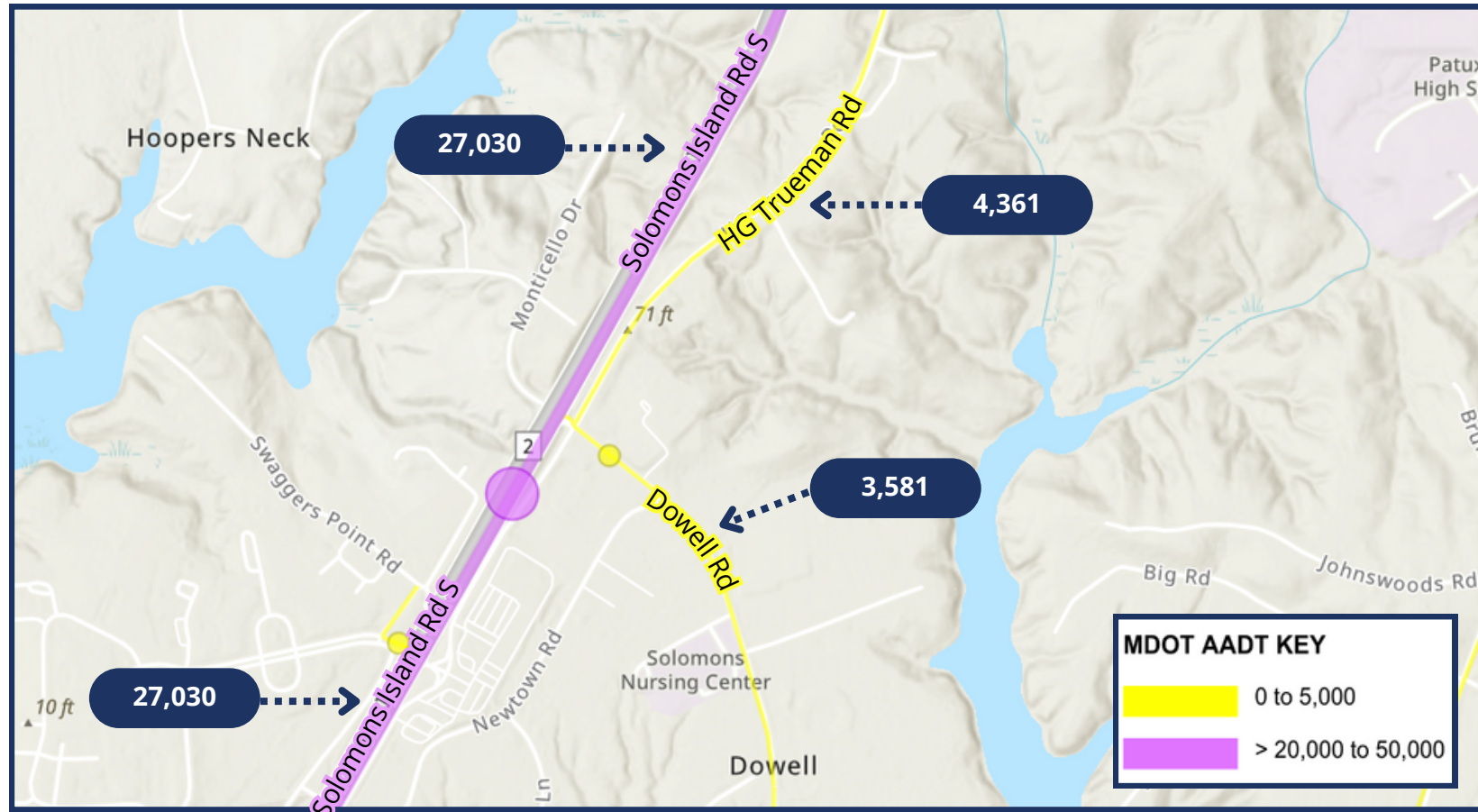
**COMMERCIAL**

# 13200 DOWELL ROAD

SOLOMONS, MD 20688

**FOR SALE**

ANNUAL AVG. DAILY  
TRAFFIC (AADT)



Data retrieved February 4, 2026 from Maryland Department of Transportation (MDOT)

**Thomas McKay**  
Commercial Advisor  
240.298.3896  
thomas.mckay@penfedrealty.com

**Berkshire Hathaway PenFed Realty**  
14488 Solomons Island Road South PO Box 92  
Solomons, MD 20688  
410.394.0990

**BERKSHIRE  
HATHAWAY**  
PENFED REALTY

**MCNELIS**  
ASSOCIATES

**COMMERCIAL**

# 13200 DOWELL ROAD

SOLOMONS, MD 20688

FOR SALE

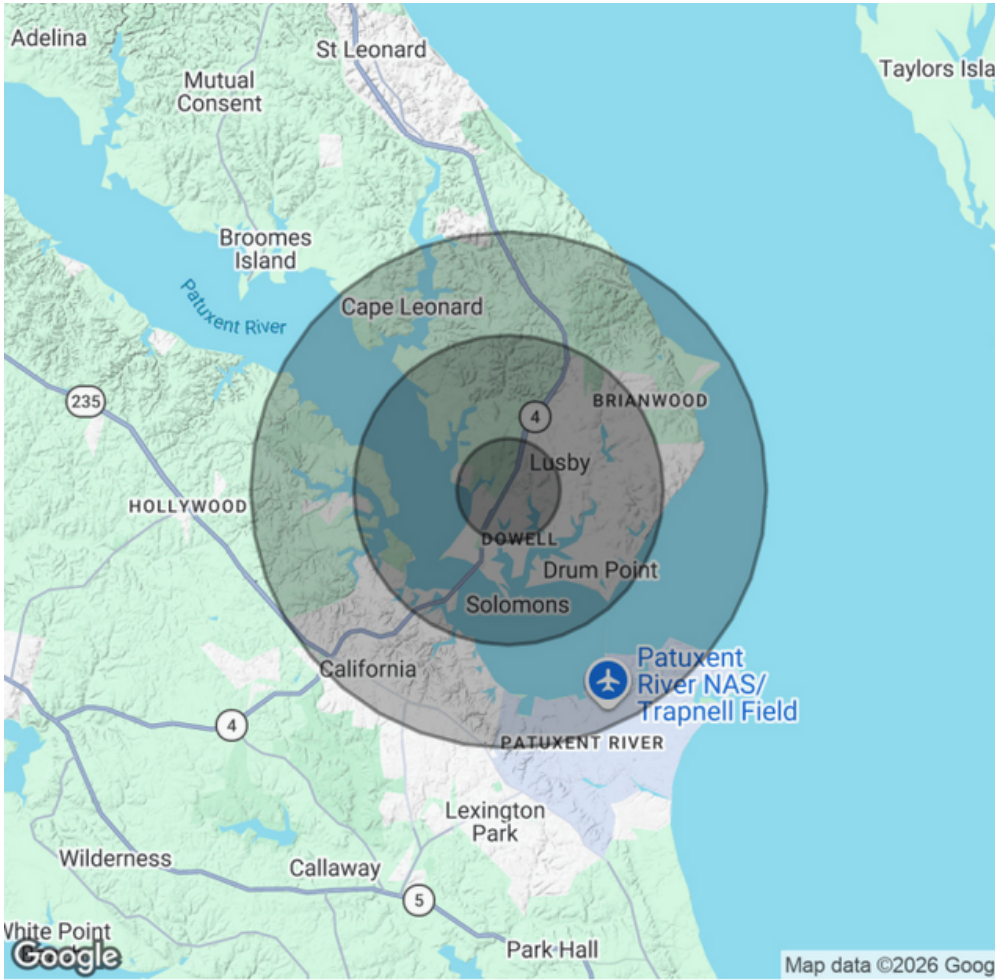
DEMOGRAPHICS

| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 2,426  | 17,431  | 34,959  |
| Average Age          | 55     | 43      | 41      |
| Average Age (Male)   | 53     | 42      | 40      |
| Average Age (Female) | 57     | 44      | 42      |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,095     | 6,633     | 13,324    |
| # of Persons per HH | 2.2       | 2.6       | 2.6       |
| Average HH Income   | \$158,990 | \$150,098 | \$154,784 |
| Average House Value | \$490,855 | \$411,330 | \$436,683 |

Demographics data derived from AlphaMap



**Thomas McKay**  
Commercial Advisor  
240.298.3896  
thomas.mckay@penfedrealty.com

**Berkshire Hathaway PenFed Realty**  
14488 Solomons Island Road South PO Box 92  
Solomons, MD 20688  
410.394.0990

**BERKSHIRE  
HATHAWAY**  
PENFED REALTY

**MCNELIS**  
ASSOCIATES

COMMERCIAL