



FOR **SALE/
LEASE**

2ND GEN. RESTAURANT

HISTORIC CLIPPER MILL/HAMPDEN:

**1518-1520 CLIPPER ROAD
BALTIMORE, MARYLAND**



PROPERTY OVERVIEW

HIGHLIGHTS:

- 6,000 SF ± bar/restaurant available for sale or lease
- Approximately 190 seats, including 50 in the first floor dining room, 80 in the bar and 60 in the second floor dining room (with outdoor seating for an additional 34 patrons)
- Class "B" 7-Day 2AM Beer, Wine, Liquor License
- All FF&E conveys with Lease/Sale
- Historic mill building loaded with charm and character
- Full service commercial kitchen with multiple pizza ovens
- Ample on-site parking (Owned by others)
- Located in historic Clipper Mill/Hampden
- Adjacent to Whitehall Mill, a 3-story apartment complex with 28 units, and home of True Chesapeake (150-seat restaurant)
- Convenient access to I-83

BUILDING SIZE:

6,000 SF ± (ABOVE GRADE)

LOT SIZE:

.66 ACRES ±

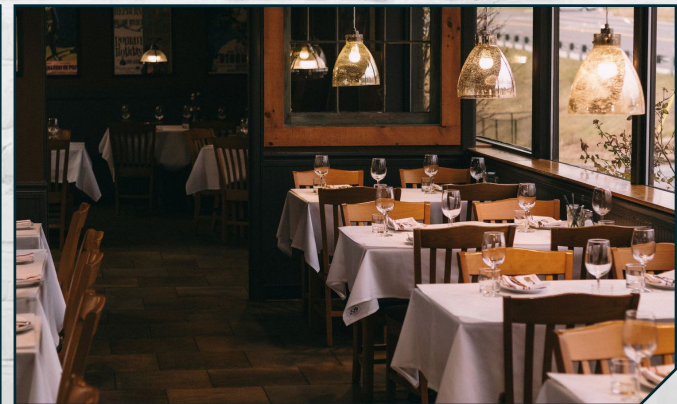
RENTAL RATE:

NEGOTIABLE

SALE PRICE:

\$1,290,000







GOOGLE STREET VIEW



CLIPPER MILL RD

ASH ST



PARKING

(OWNED BY OTHERS)



PARKING

(OWNED BY OTHERS)

CLIPPER RD





132,655 AADT

INTERSTATE
83

P

PARKING

P

PARKING



83

25

HAMPDEN

GUILFORD

1 MILE

UNION CRAFT BREWING

Tower Square
Giant Walgreens
DUNKIN' DONUTS
Mobile

The Rotunda
MOM'S Organic Market
WAREHOUSE CINEMAS
Starbucks
Local 1st
PURE JUICE
FLUYD'S
ME moby dick
pure barre
MOD
BB
corepower YOGA
ChoiceOne URGENT CARE

ROYAL FARMS

wicked sisters

DOUBLE TREE

WOODBERRY/CLIPPER MILL

WOODBERRY KITCHEN

ARTIFACT COFFEE

LA CUCHARA

NAVERLY BREWING CO.

ROYAL FARMS

SKATEPARK OF BALTIMORE

"The Avenue"

JOHNS HOPKINS UNIVERSITY

SITE

SLIBEN
PAULE CEE'S
mona's
FRAZIER'S
GOLDEN WEST CAFE
OYSTER CRAFTED
BLUEBIRD
AVENUE sprout
CATALOG COFFEE
Luigi's Flavors
the art house
THE FOOD MARKET M&T Bank
THE URBAN OYSTER
HOLLY FRISLES
Charmery TRUIST
ROYAL FARMS haw
OLD BANK
SOUVLAKI
Grano
WINE
WHATNOTS

BARNES & NOBLE
honeygrain

EDDIE'S MARKET

7-Eleven

DRUID PARK

MARYLAND ZOO

HOMWOOD

83

EXIT 8

132.65 AADT

Cold Spring Park

Jones Falls Trail

Hooper and Skrose Park

WJZ

CrossFit

WOODBERRY KITCHEN

ARTIFACT COFFEE

LA CUCHARA

NAVERLY BREWING CO.

SKATEPARK OF BALTIMORE

TRUE CHESAPEAKE

SPCA

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DEMOGRAPHICS

2025

RADIUS: 5 MINUTES 10 MINUTES 15 MINUTES

RESIDENTIAL POPULATION



12,509

116,099

304,843

DAYTIME POPULATION



12,536

154,875

411,523

AVERAGE HOUSEHOLD INCOME



\$111,879

\$86,502

\$87,845

NUMBER OF HOUSEHOLDS



6,450

56,163

140,658

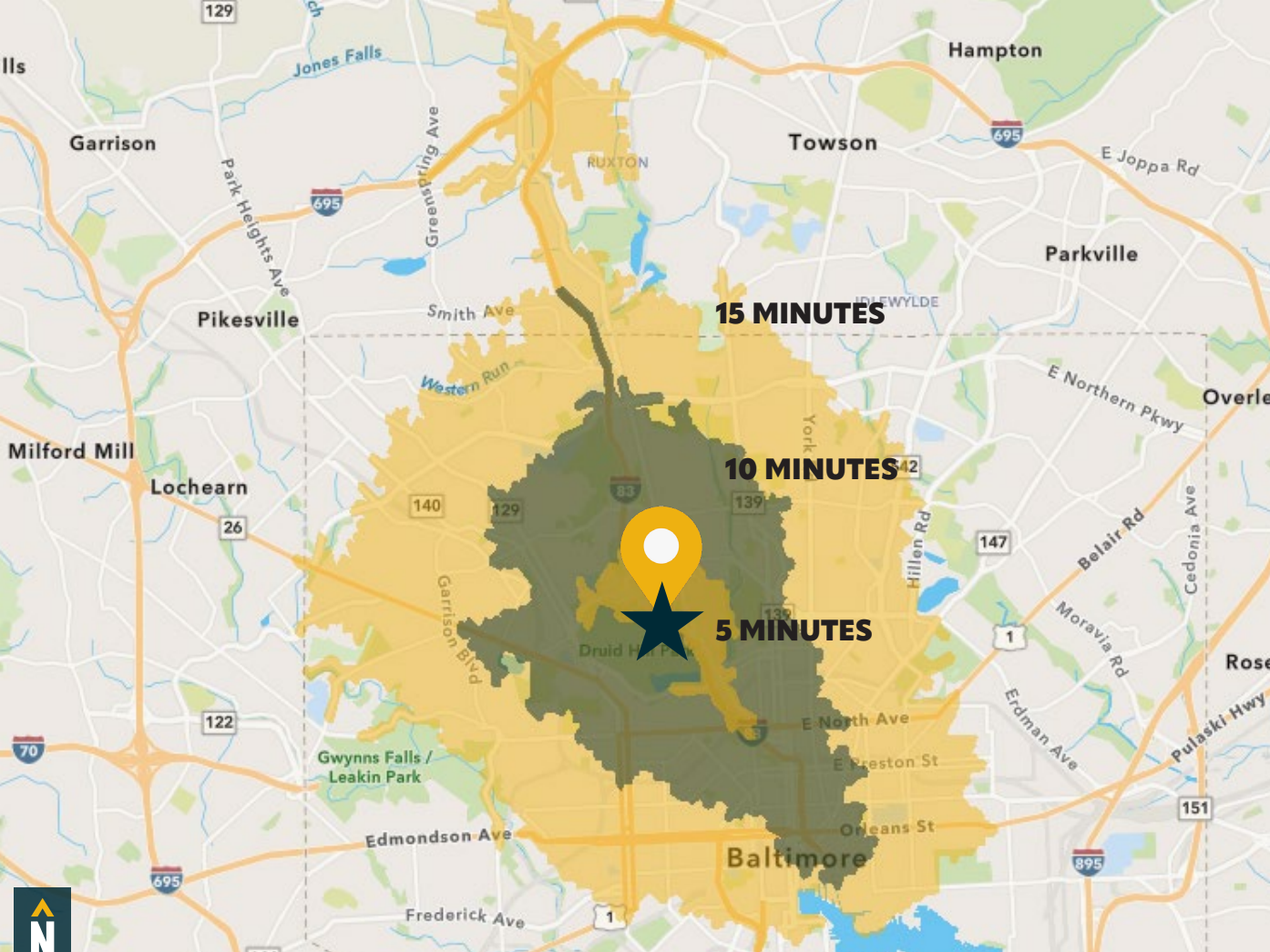
MEDIAN AGE



37.1

35.1

37.0



DOMINANT LIFESTYLES: 10 MIN. DRIVE

[esri MORE INFO](#)

23% METRO RENTERS



MEDIAN

AGE: 32.9

HH INCOME: \$94,766

These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

15% EMERGING HUB



MEDIAN

AGE: 36.0

HH INCOME: \$70,456

Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

14% INDEPENDENT CITYSCAPES



MEDIAN

AGE: 39.3

HH INCOME: \$26,555

Members of these communities are mainly single individuals, female single parents raising young children, or family households without couples or children. They often shop at nearby discount and convenience stores.

[FULL DEMOS REPORT](#)

FOR MORE INFO CONTACT:

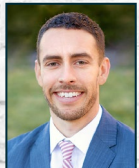


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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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