



RESTAURANT/TAVERN

20416 MIDDLETOWN ROAD | FREELAND, MARYLAND 21053

FOR
SALE

CURRENTLY OPERATING AS:



PLEASE
DO NOT
DISTURB



PROPERTY OVERVIEW

HIGHLIGHTS:

- Turn-key restaurant/tavern with residential home, entertainment barn, and oversized garage
- Liquor License and all F,F&E included in the sale
- Additional income potential from adjacent agriculture land and potential rental of residential home
- Vast outdoor seating/dining/entertainment areas
- Ample on-site parking
- Over 950 feet of frontage on Middletown Road
- Easy access to I-83

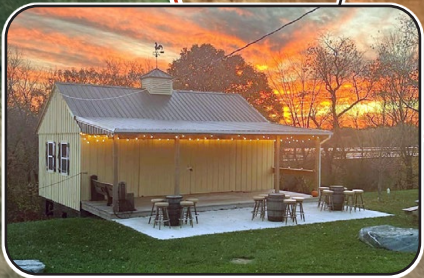
BUILDING SIZE:	4,600 SF ± (TOTAL)
LOT SIZE:	7.14 ACRES ±
YEAR BUILT:	1964 (RENOVATED 2022)
PARKING:	50 SURFACE SPACES
ZONING:	BL (BUSINESS LOCAL): 2.25 AC ± RC 2 (AGRICULTURE): 4.89 AC ±
SALE PRICE:	\$1,100,000



GOOGLE STREET VIEW



AERIAL



MIDDLETOWN RD

KEENEY MILL RD

BL ZONING: 2.25 AC ±
RC 2 ZONING: 4.89 AC ±



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



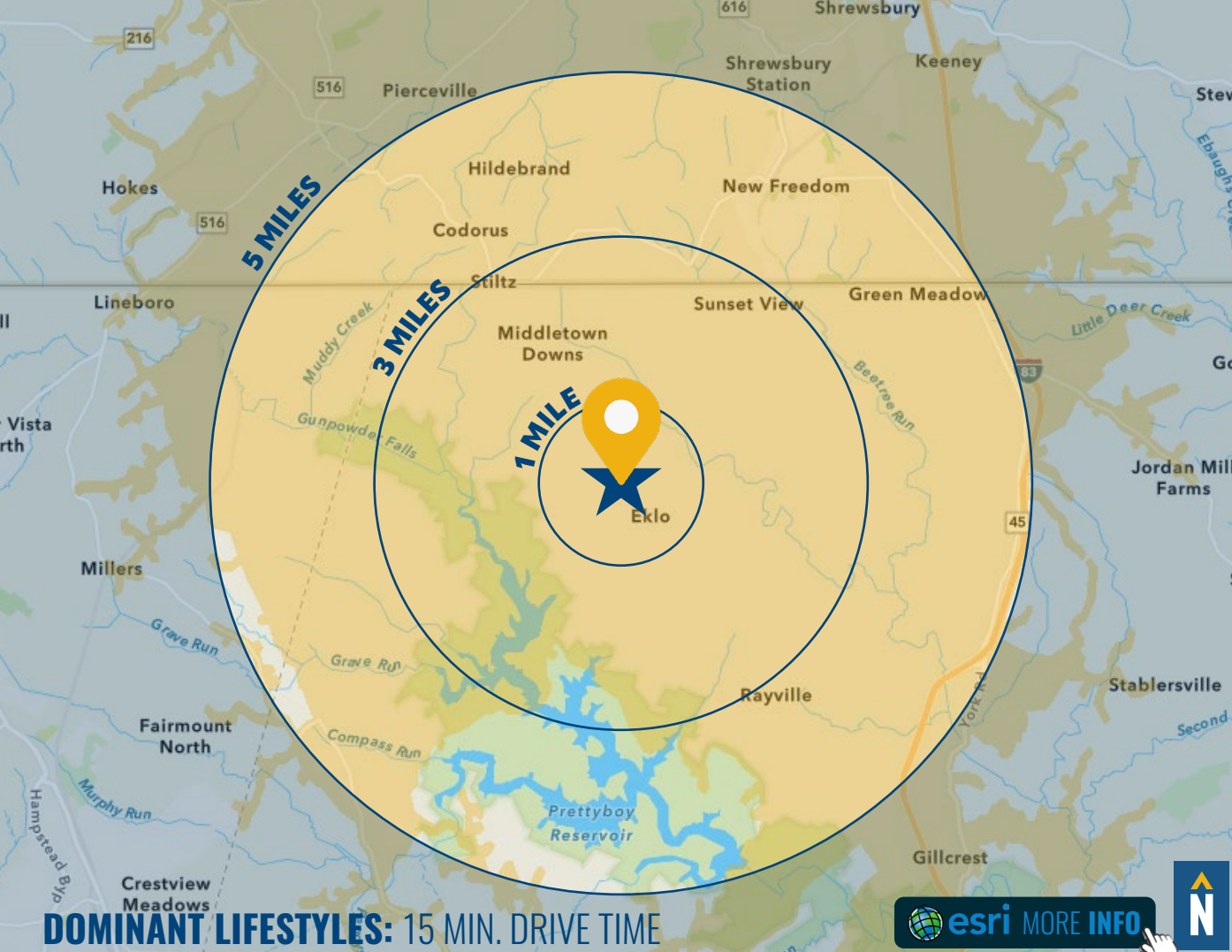
KEENEY MILL RD

MIDDLETOWN RD



DEMOGRAPHICS

2024



RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



350

3,765

17,379

DAYTIME POPULATION



245

2,396

11,604

AVERAGE HOUSEHOLD INCOME



\$146,813

\$181,846

\$164,862

NUMBER OF HOUSEHOLDS



127

1,358

6,388

MEDIAN AGE



47.7

47.2

46.1

DOMINANT LIFESTYLES: 15 MIN. DRIVE TIME

[MORE INFO](#)



52%
SAVVY
SUBURBANITES



These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

Median Age: **45.1**
Median Household Income: **\$108,700**

14%
GREEN ACRES



Self-described conservatives, the Green Acres lifestyle features country living and self-reliance. Cautious consumers, they focus on quality and durability, and are comfortable with technology, more as a tool than a trend.

Median Age: **43.9**
Median Household Income: **\$76,800**

10%
COMFORTABLE
EMPTY NESTERS



These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

Median Age: **48.0**
Median Household Income: **\$75,000**

[FULL DEMOS REPORT](#)

FOR MORE INFO **CONTACT:**



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