

FOR SALE



1606 Thames Street

Baltimore, MD 21231

Overview

Many properties carry the title "Iconic" and "Historic," but 1606 Thames Street is the definition of both. This is a truly rare opportunity to own prime restaurant space with a courtyard for outdoor dining, and the ability to add another 800 square feet of outdoor deck seating. After 20 years of successful dining history, this important restaurant space is available for the right F&B operator, in the heart of the Fells Point historic neighborhood. The property is within a short walking distance of Harbor East, Harbor Point and the 5-star rated Sagamore Pendry Baltimore Hotel.

Quick Facts

| | |
|----------------------------|--|
| Availability | Immediate |
| Interstate Access | Via I-83 & I-95 |
| Size | 10,155 square feet <i>(includes 760 SF outdoor patio)</i> |
| Asking Price | \$3,294,000 PRICE REDUCTION \$2,690,000 |
| BD-7 Liquor License | Available License Types Liquor License Board |
| Walk Score | 97 - Walker's Paradise |



| 2023 Demographics | 0.5 mile | 1 mile | 1.5 miles |
|--------------------|------------------|------------------|------------------|
| POPULATION | 7,406 | 35,599 | 82,841 |
| HOUSEHOLDS | 4,307 | 18,340 | 41,212 |
| AVG. HH INCOME | \$129,550 | \$142,475 | \$118,478 |
| DAYTIME POPULATION | 9,288 | 48,093 | 117,962 |

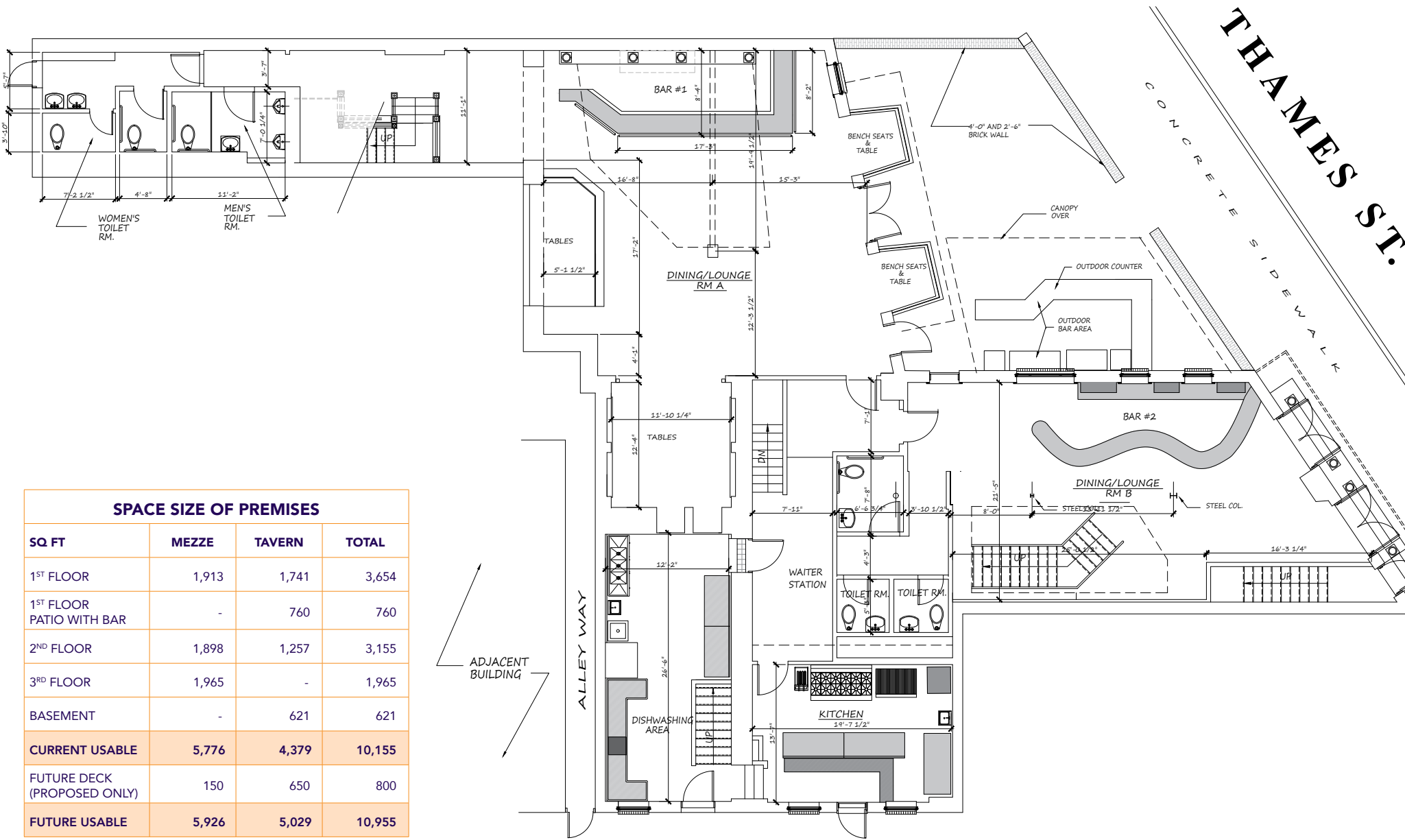
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COMMERCIAL REAL ESTATE





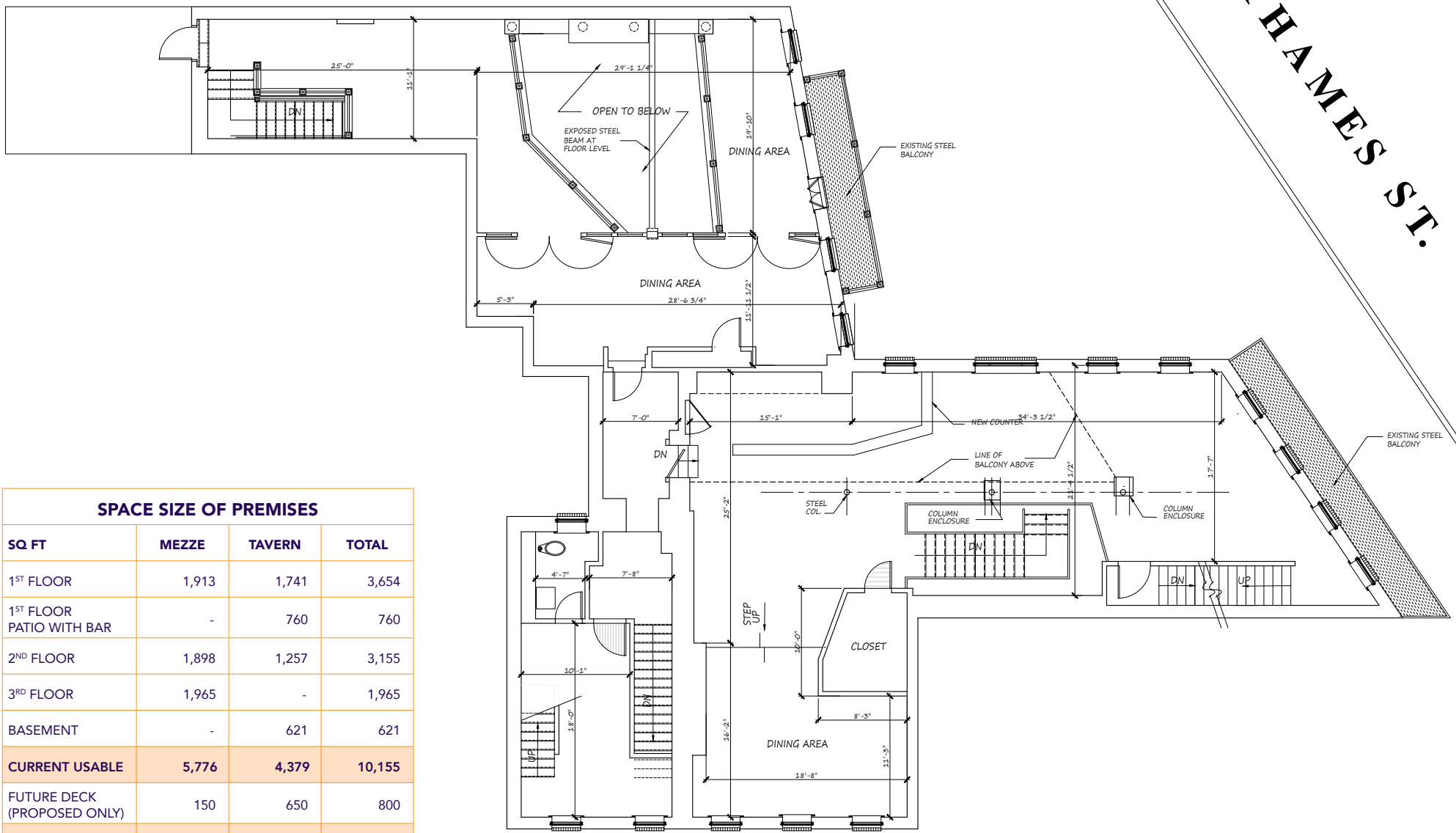
THAMES ST.



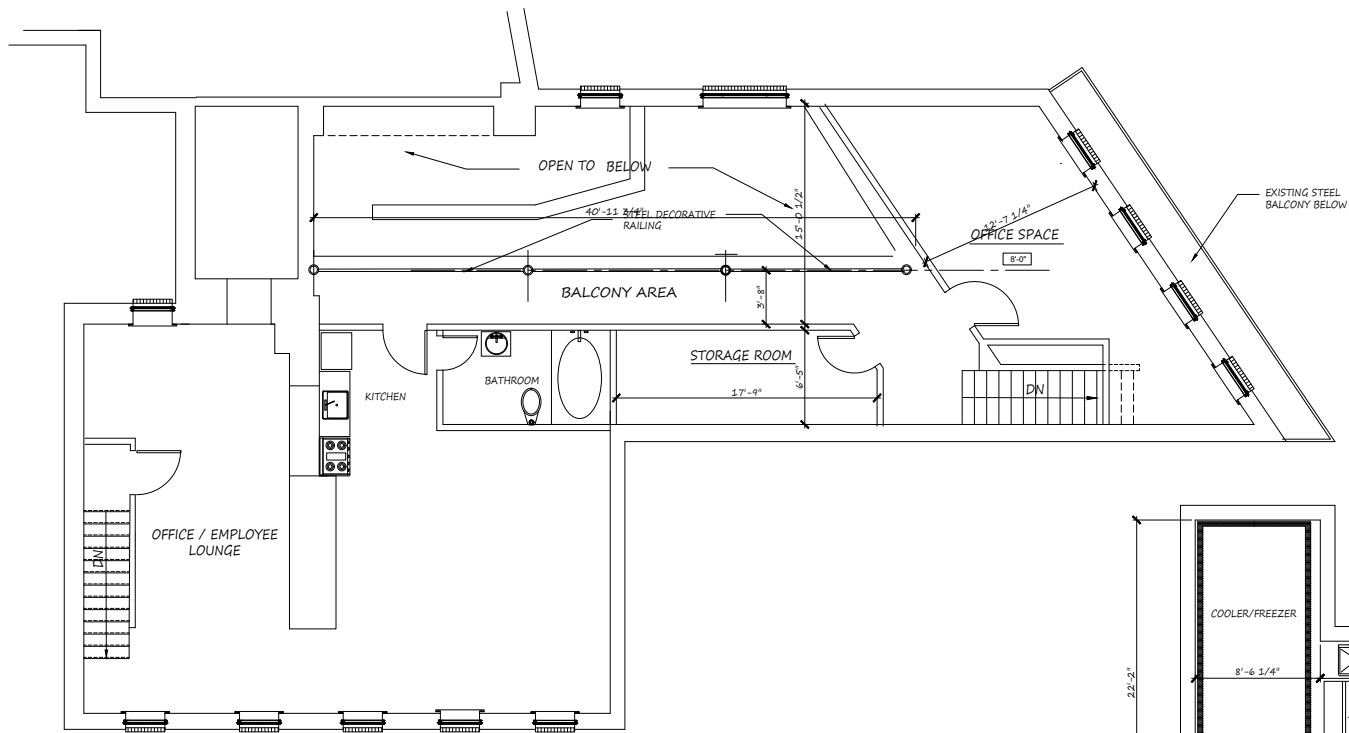
SPACE SIZE OF PREMISES

| SQ FT | MEZZE | TAVERN | TOTAL |
|--------------------------------------|--------------|--------------|---------------|
| 1 ST FLOOR | 1,913 | 1,741 | 3,654 |
| 1 ST FLOOR PATIO WITH BAR | - | 760 | 760 |
| 2 ND FLOOR | 1,898 | 1,257 | 3,155 |
| 3 RD FLOOR | 1,965 | - | 1,965 |
| BASEMENT | - | 621 | 621 |
| CURRENT USABLE | 5,776 | 4,379 | 10,155 |
| FUTURE DECK (PROPOSED ONLY) | 150 | 650 | 800 |
| FUTURE USABLE | 5,926 | 5,029 | 10,955 |

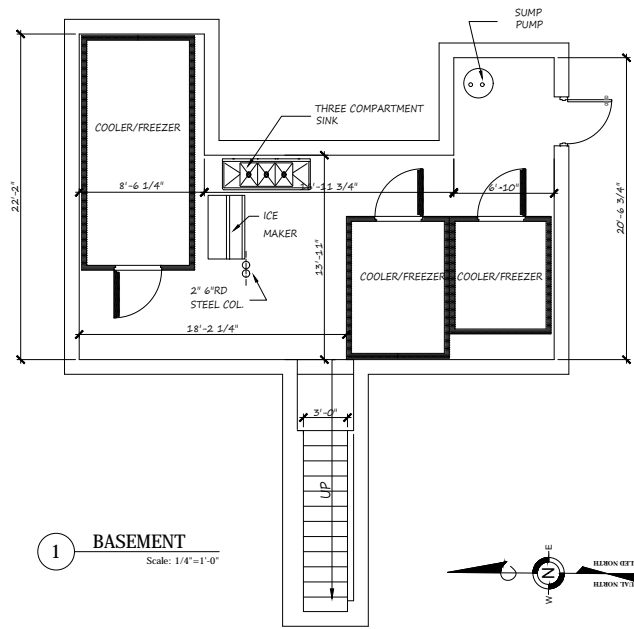
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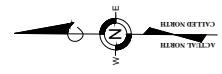
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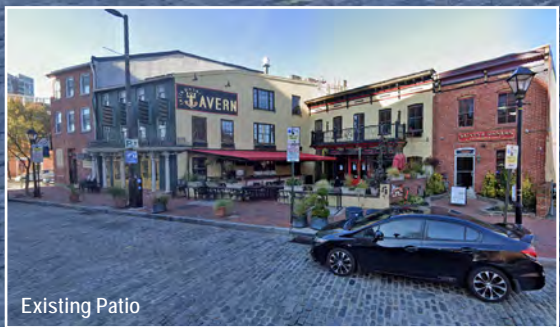


2 THIRD FLOOR
Scale: 1/4"=1'-0"

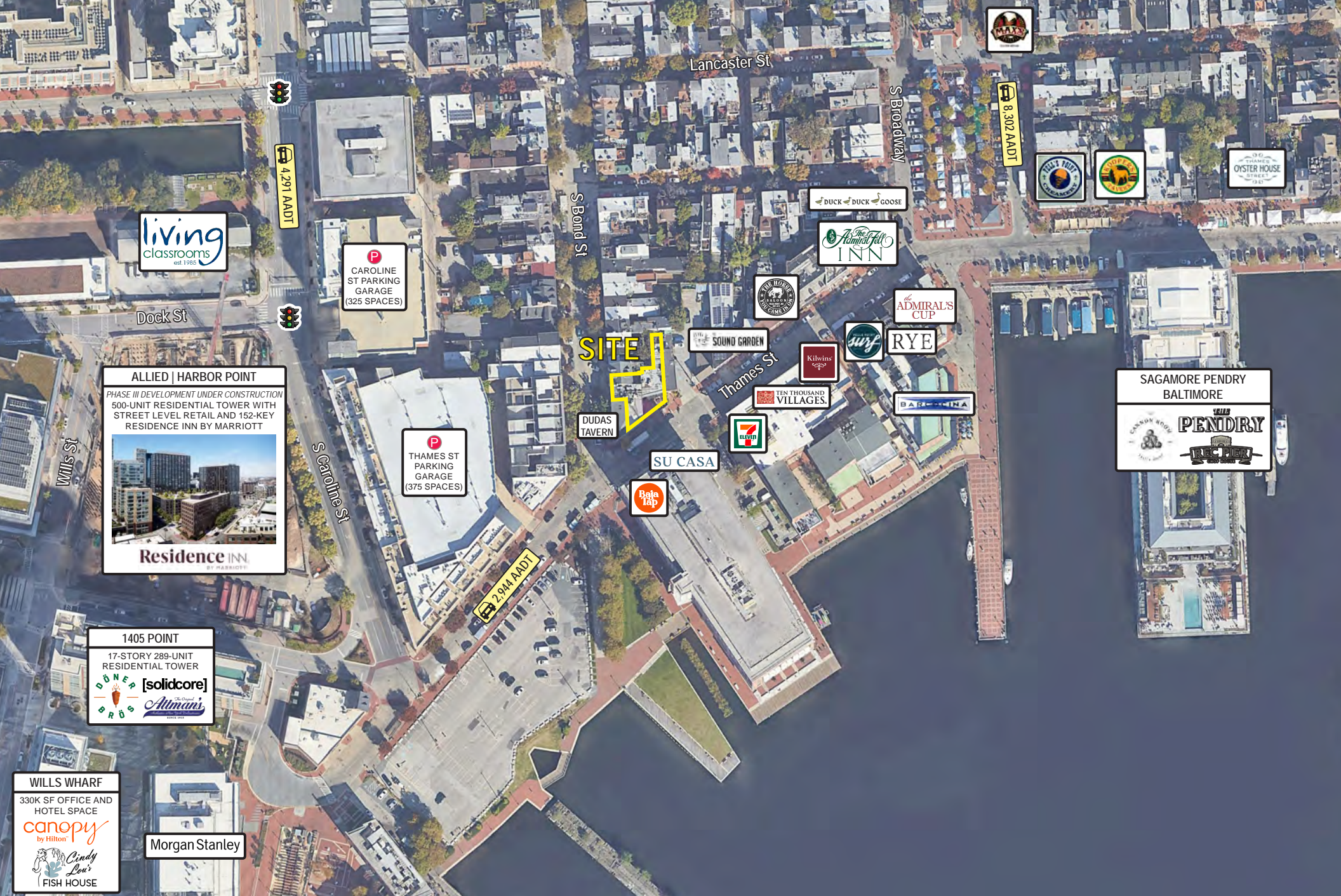


1 BASEMENT
Scale: 1/4"=1'-0"





Existing Patio



living classrooms
est. 1955

P
CAROLINE ST PARKING GARAGE
(325 SPACES)

ALLIED | HARBOR POINT
PHASE III DEVELOPMENT UNDER CONSTRUCTION
500-UNIT RESIDENTIAL TOWER WITH STREET LEVEL RETAIL AND 152-KEY RESIDENCE INN BY MARRIOTT

Residence INN
BY MARRIOTT

P
THAMES ST PARKING GARAGE
(375 SPACES)

SITE

DUDAS TAVERN

Baja lap

SU CASA

7

TEN THOUSAND VILLAGES

Kilwins

surf

RYE

ADMIRAL'S CUP

The Chemical fell INN

DUCK DUCK GOOSE

PLATE

8,302 AADT

SMALL FISH

PROSECCO

OYSTER HOUSE

SAGAMORE PENDRY BALTIMORE

Dock St

Lancaster St

S Broadway

S Bond St

Thames St

S Caroline St

Wills St

1405 POINT
17-STORY 289-UNIT RESIDENTIAL TOWER

WILLS WHARF
330K SF OFFICE AND HOTEL SPACE

Morgan Stanley



HARBOR POINT
3+ MILLION SF MIXED-USE DEVELOPMENT

LIBERTY HARBOR EAST
22-STORY \$170 MILLION DEVELOPMENT FEATURING 300+ RESIDENTIAL UNITS

EXELON TOWER
Constellation
west elm
honeygrow
CEREMONY
PLANTBAR

ALLIED | HARBOR POINT
500-UNIT RESIDENTIAL TOWER WITH RETAIL AND 152-KEY HOTEL
Residence Inn

1405 POINT
17-STORY 289-UNIT RESIDENTIAL TOWER

SAGAMORE PENDRY BALTIMORE
PENDRY
REC PIER



Gateway to the Inner Harbor

Baltimore's next great waterfront neighborhood is currently in development. Two phases have already been completed, with Phase III actively under construction and Phase IV planned to begin Q3 2024. Phase III is an ambitious 3-building project adding to the existing Constellation Building, Thames Street Wharf, 1405 Point, and Wills Wharf bringing the entire development to near completion.

By the numbers

27 acres

waterfront site

4.5 million SF

total development

1.6 million SF

office space

250,000 SF

retail space

2,500

residential units

600+

hotel rooms

3,300

parking spaces

9.5 acres

green space



LEARN MORE
HARBOR POINT



The Value of Baltimore's Tourism Customer

Even during the 2021 pandemic year, Baltimore was able to produce over \$1 billion dollars of tourism business that enhanced and elevated local businesses. With 27 million visitors annually, the areas of Fells Point, Harbor East and Harbor Point will certainly get a share of this important traffic and sales demand generator.



2021 Inner Harbor Tourism & Business Activity

Downtown Partnership of Baltimore - GoDowntownBaltimore.com



\$1.004 billion

Total Downtown Retail Sales



\$808 million

2021 Investment Totals
\$487 million projected in 2022



117,970

Downtown Employees

Retail Occupancy Rates

92.9% **93.3%** **81.8%**
National Baltimore Metro Downtown Multi-tenant Projects



27 million

Total Number of Visitors



9,624+

Currently Available Hotel Rooms
516 planned through 2024



VISIT BALTIMORE LEARN MORE ABOUT FELLS POINT



Interested? Contact:

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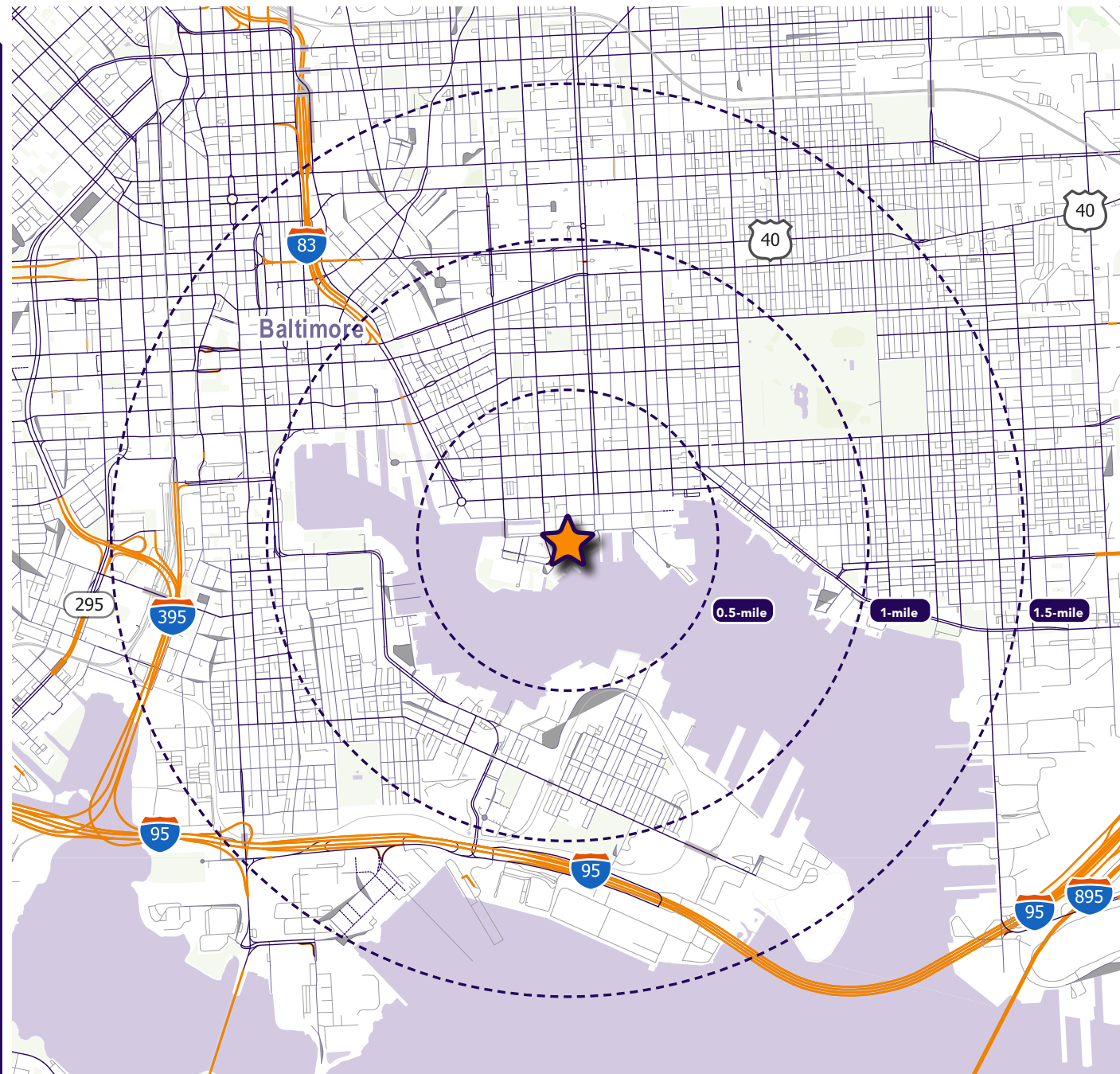
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