

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 (includes 760 SF outdoor patio)
Asking Price	\$3,294,000
BD-7 Liquor License	Available License Types Liquor License Board
Walk Score	97 - Walker's Paradise

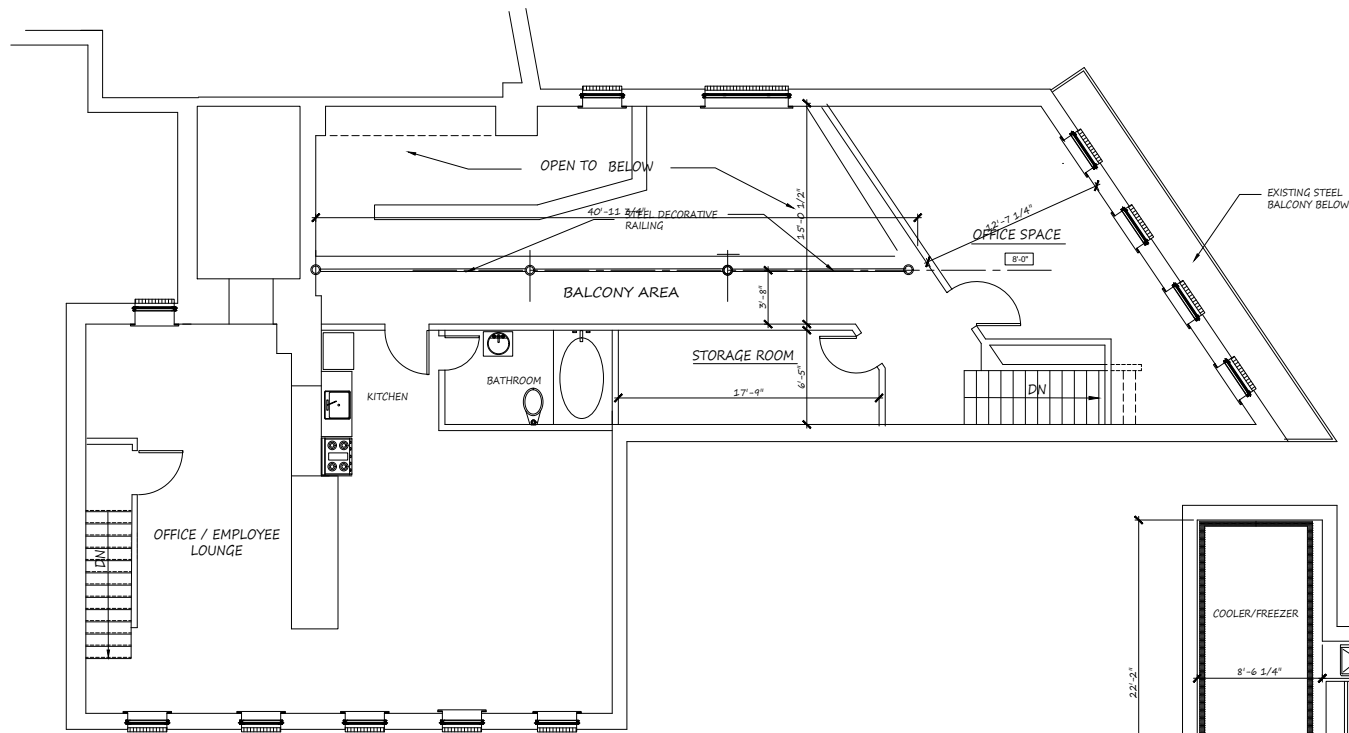
2023 Demographics	0.5 mile	1 mile	1.5 miles
POPULATION	7,406	35,599	82,841
HOUSEHOLDS	4,307	18,340	41,212
AVG. HH INCOME	\$129,550	\$142,475	\$118,478
DAYTIME POPULATION	9,288	48,093	117,962



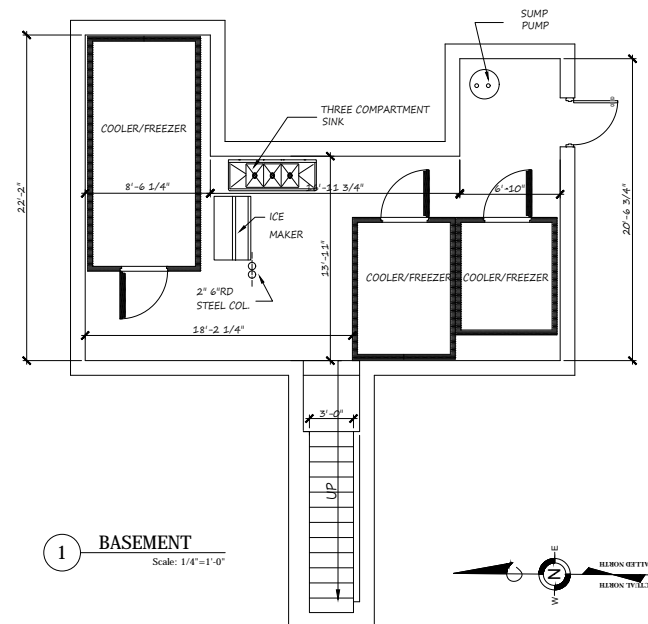


SPACE SIZE OF PREMISES			
SQ. FT	MEZZE	TAVERN	TOTAL
1 ST FLOOR	1,913	1,741	3,654
1 ST FLOOR PATIO WITH BAR	-	760	760
2 ND FLOOR	1,898	1,257	3,155
3 RD FLOOR	1,965	-	1,965
BASEMENT	-	621	621
CURRENT USABLE	5,776	4,379	10,155
FUTURE DECK (PROPOSED ONLY)	150	650	800

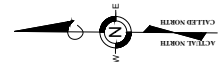
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FUTURE USABLE	5,926	5,029	10,955

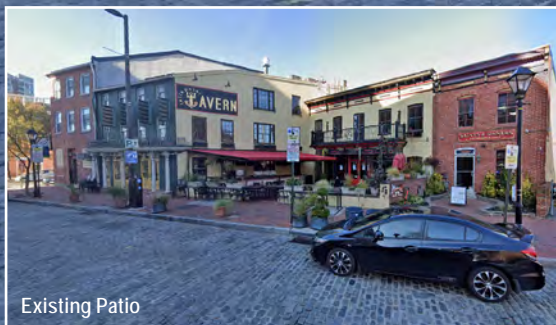


2 THIRD FLOOR
Scale: 1/4"=1'-0"

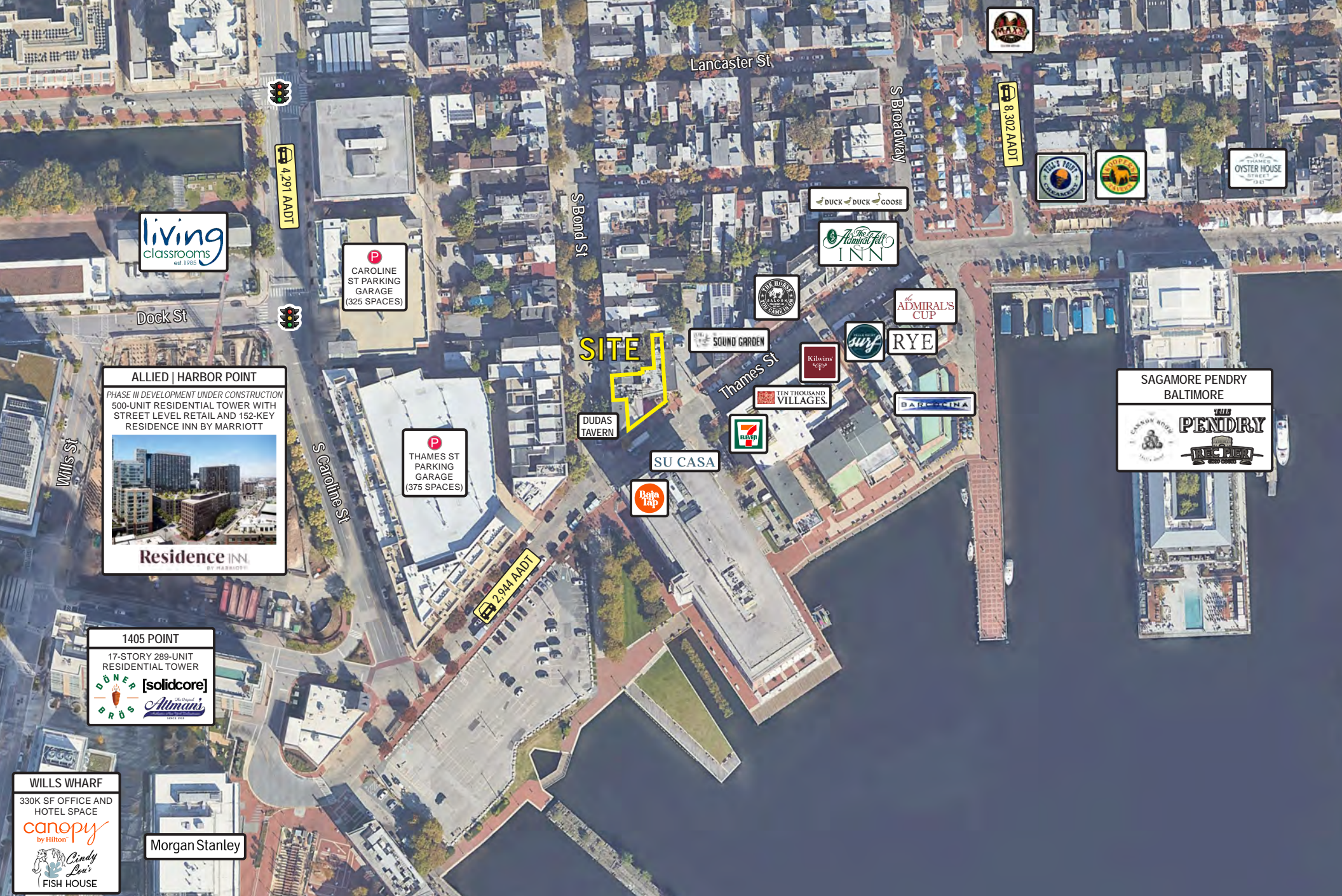


1 BASEMENT
Scale: 1/4"=1'-0"





Existing Patio





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



Harbor Point

1606 Thames Street / Baltimore, MD 21231

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%

National

93.3%

Baltimore Metro

81.8%

Downtown Multi-tenant Projects



27 million

Total Number of Visitors



9,624+

Currently Available Hotel Rooms

516 planned through 2024



Interested? Contact:

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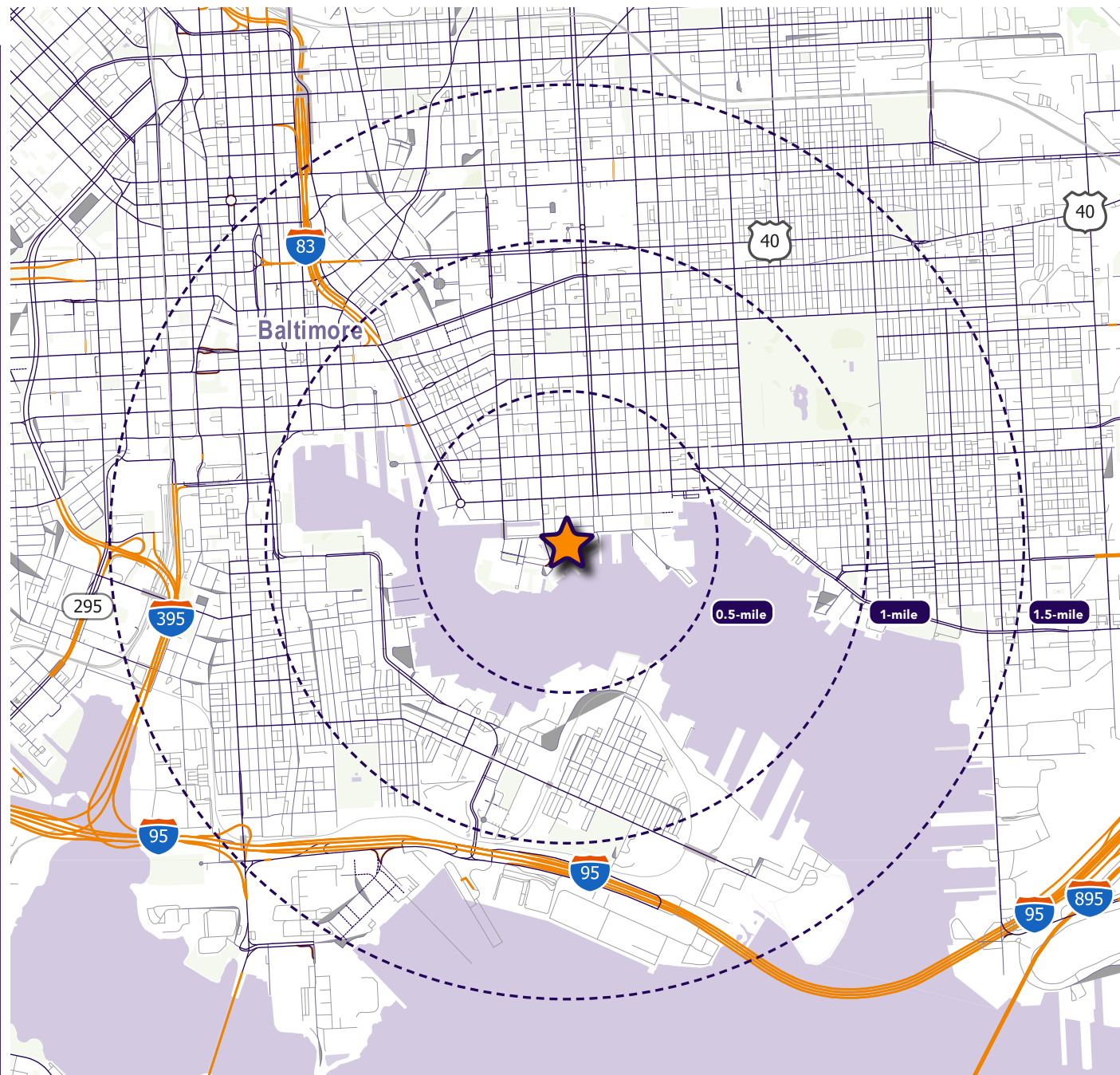
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