



PROPERTY SUMMARY

| | |
|----------------------------------|----------------|
| Sale Price: | \$850,000 |
| Real Estate Value: | \$500,000 |
| Business Value: | \$350,000 |
| FF&E & Inventory: | TBD |
| Gross Sales Revenue: | \$380,000 |
| Building Size: | 6,385 SF |
| Zoning: | C-2 |
| Avg. Daily Traffic Count: | 8,083 Vehicles |

PROPERTY OVERVIEW

Liquor store and grocery business for sale with real estate. Class A liquor license permitting off sale package goods, 6 days per week, 6:00 A.M. to Midnight, except Sundays. Gross revenue includes lottery and ATM income.

LOCATION HIGHLIGHTS

- Great location just east of the intersection of the Baltimore Washington Parkway (I-295) and Westport Road within an Opportunity Zone. This location is just one exit south of the Horseshoe Casino and the newly developing Warner Street Entertainment District which will include TopGolf, Hammerjacks reincarnated, Checkerspot Brewing Company, Gameday Warehouse, M&T Bank Stadium (Home of the Ravens) and Stadium Square. The 6.0 acre TopGolf facility is planned to be open by 2020 and expected to attract 450,000 visitors per year. This property is also a couple of blocks from the 43-acre Westport waterfront owned by Under Armour.

2244 ANNAPOLIS ROAD, BALTIMORE, MD 21230

WESTPORT LIQUOR & GROCERY

TD&A
TROUT DANIEL & ASSOCIATES

Additional Photos



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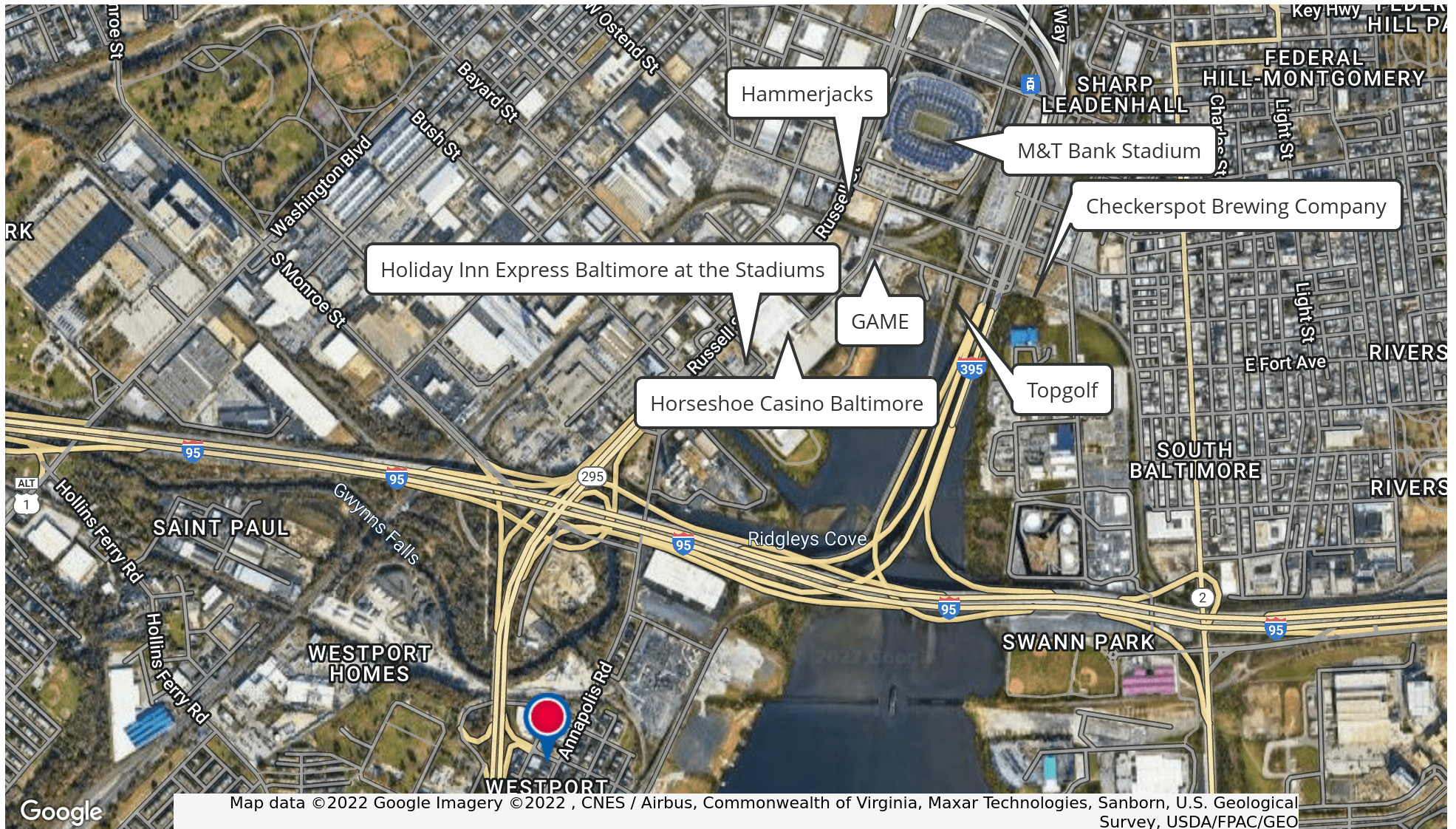
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Location Maps



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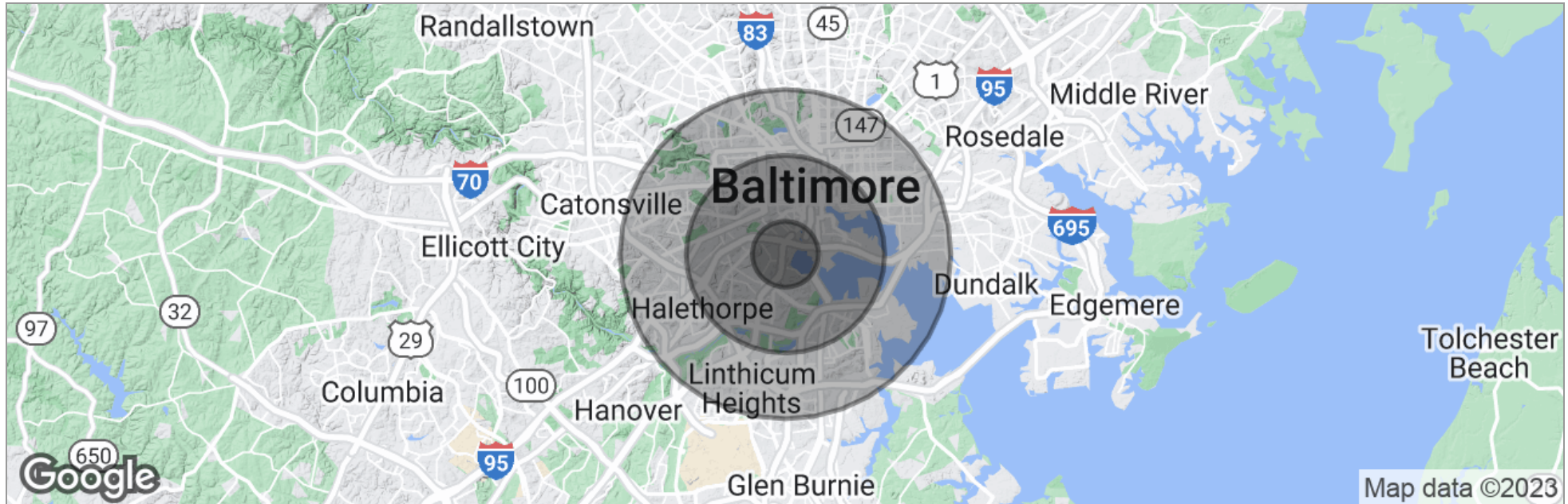
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WESTPORT LIQUOR & GROCERY



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Demographics Map



| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------------|-----------|-----------|-----------|
| Total Population | 12,236 | 180,981 | 503,614 |
| Population Density (Pop/Sq.Mi.) | 3,895 | 6,401 | 6,412 |
| Median Age | 32.3 | 32.7 | 34.5 |
| Median Age (Male) | 30.9 | 31.5 | 33.3 |
| Median Age (Female) | 33.5 | 33.8 | 35.5 |
| Total Households | 4,322 | 71,541 | 193,088 |
| # of Persons Per HH | 2.8 | 2.5 | 2.6 |
| Average HH Income | \$45,844 | \$50,713 | \$53,354 |
| Average House Value | \$156,613 | \$235,825 | \$214,466 |

* Demographic data derived from 2020 ACS - US Census

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