



WASHINGTON STREET PUB

20 N. WASHINGTON STREET
EASTON, MD 21601

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Property Summary



OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	0 SF
Year Built:	1898
Building Size:	5,715
Renovated:	2011
Zoning:	CR
Market:	Eastern Shore of Maryland
Submarket:	Easton Town Center
Price / SF:	\$96.24

PROPERTY OVERVIEW

Popular and profitable 164 seat restaurant offering unrivaled craft beer selection, raw bar and appetizing casual menu. Completely rebuilt and refurbished, The Pub offers a long history of drinking and dining for many age groups. Another 40 seats on the third floor can accommodate large groups and banquet meetings.

The business at \$550,000 may be bought separately from the real estate but the real estate at \$1,200,000 cannot be sold separately from the business.

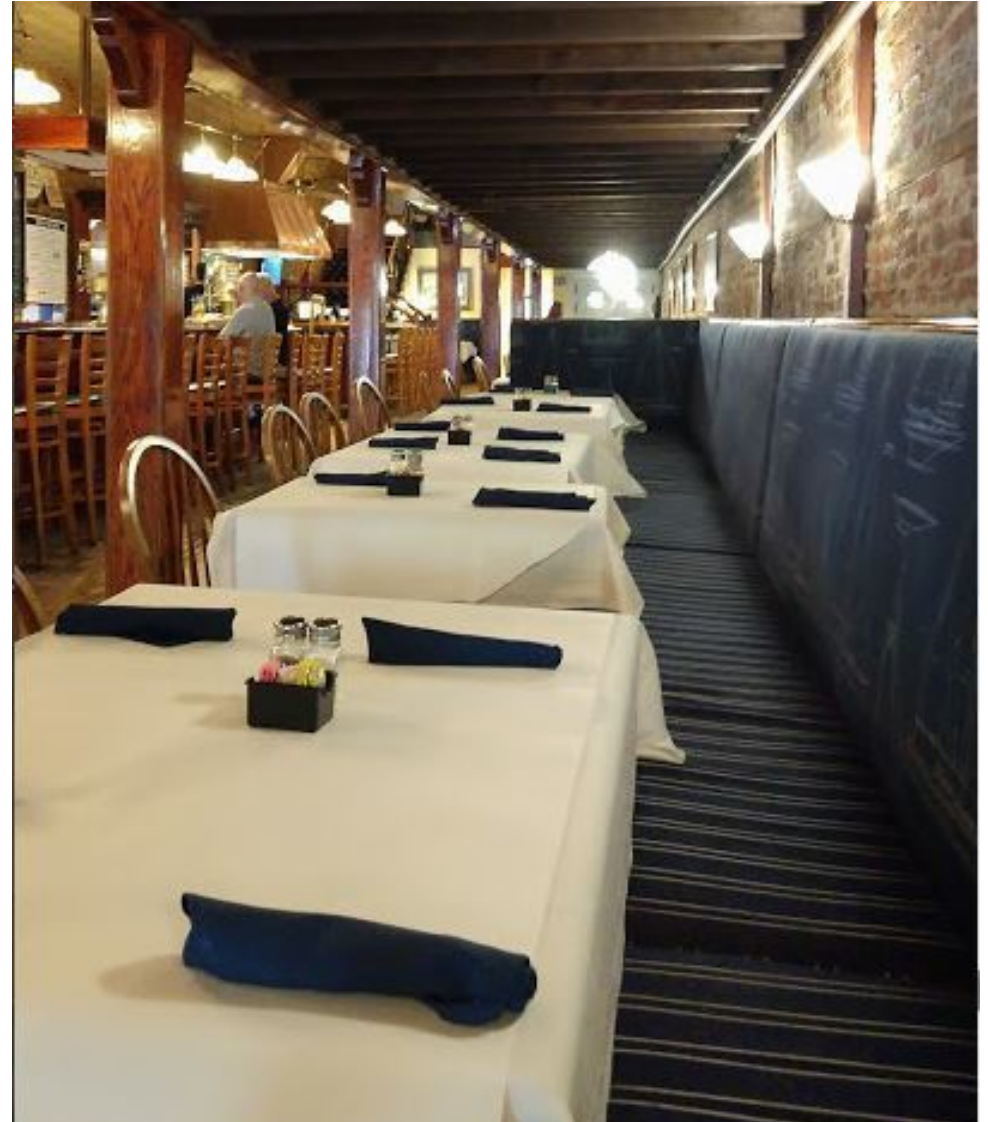
PROPERTY HIGHLIGHTS

- 164 seat restaurant with profitable track record
- 5 years of stable and consistent earnings, improved in 2019
- Offers 21 craft beer varieties
- Popular with two generations of locals and visitors alike
- Optimum location in the center of town
- 50 foot mahogany bar
- Warm and cozy atmosphere with historic feel

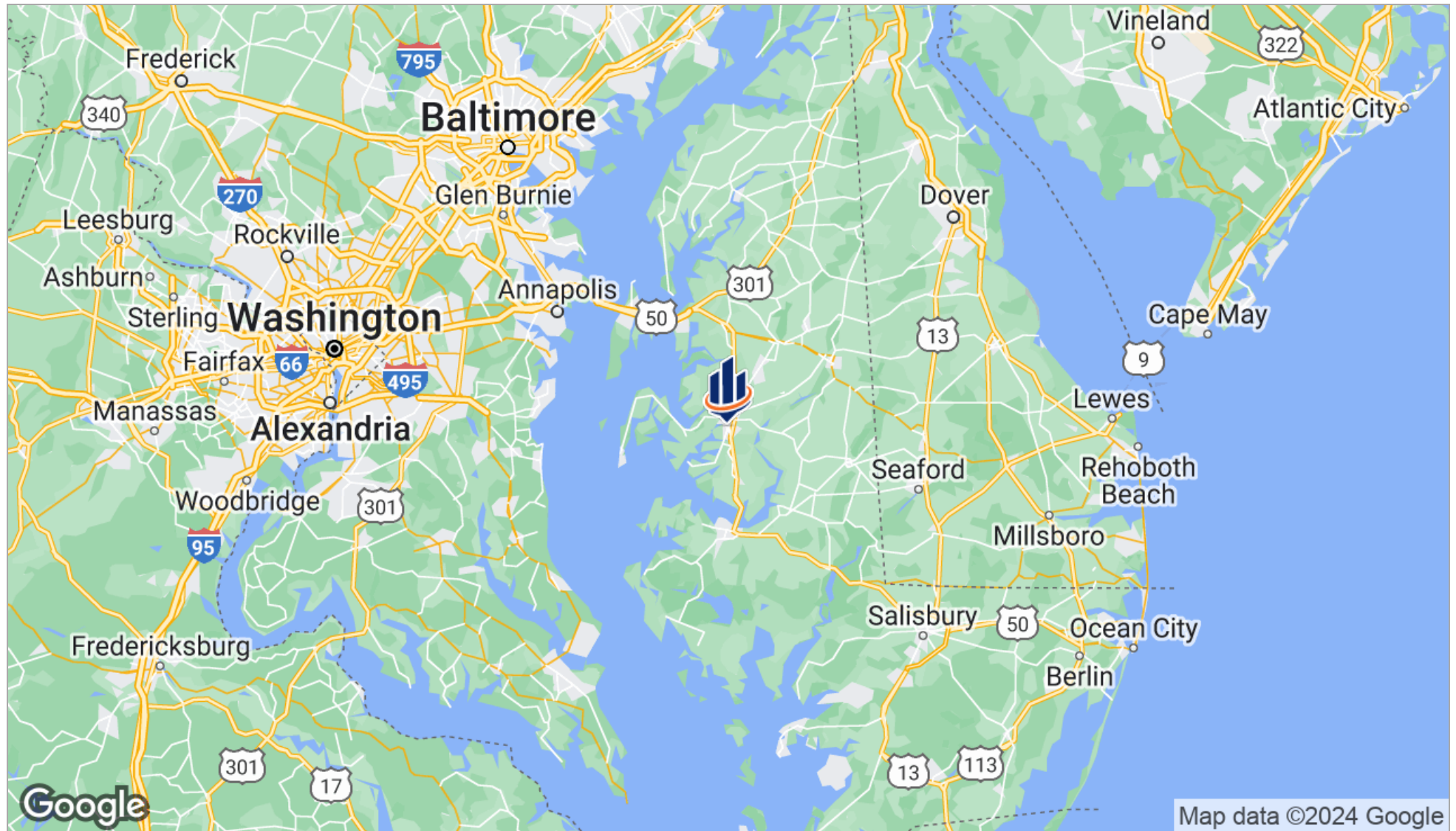
Gallery



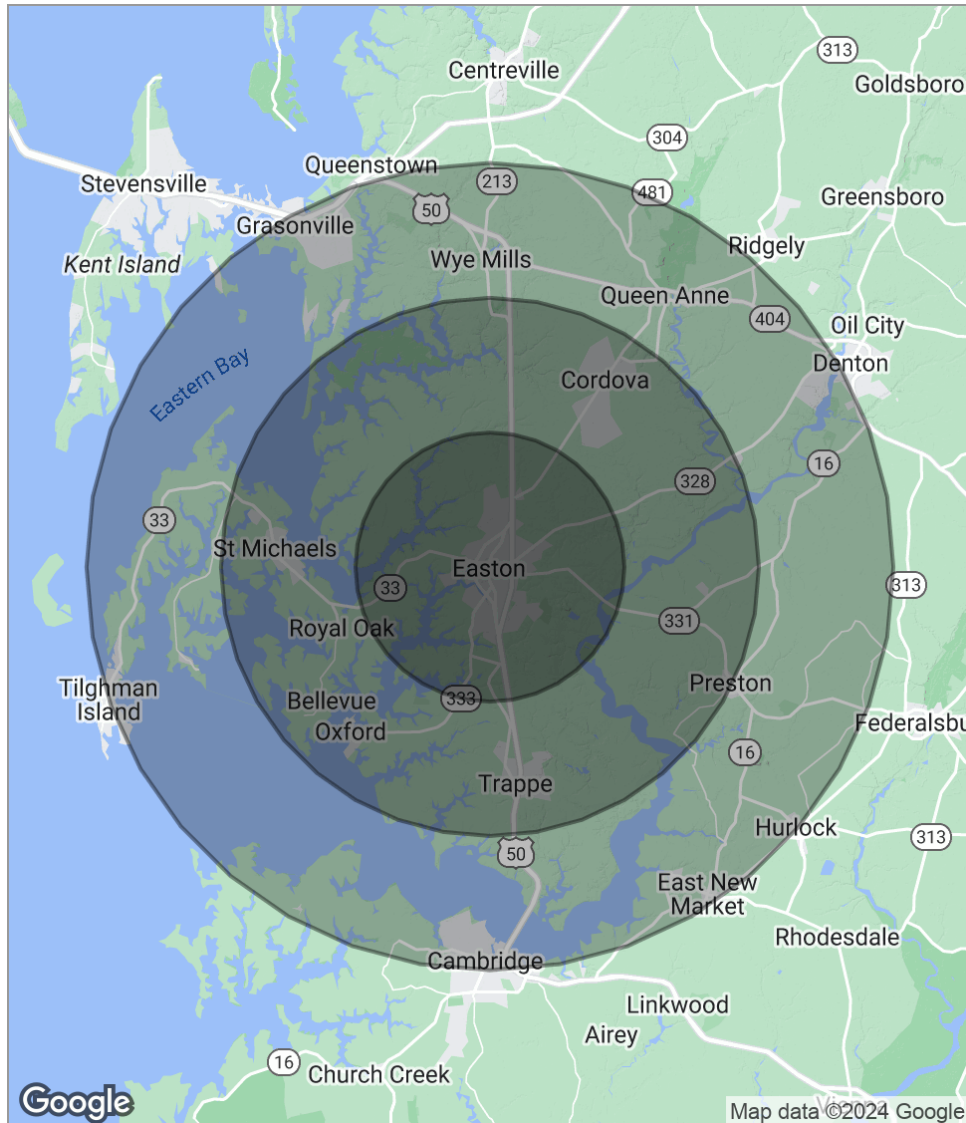
Gallery



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
	23,318	39,862	71,236
	43.7	45.2	45.0
	41.4	43.7	43.2
	45.3	46.2	45.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
	9,658	16,296	29,004
	2.4	2.4	2.5
	\$78,160	\$87,012	\$82,093
	\$365,401	\$428,051	\$420,846

* Demographic data derived from 2020 ACS - US Census

Advisor Profile

ROBERT H. GREENLEE

Managing Director



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PROFESSIONAL BACKGROUND

Robert H. (Bob) Greenlee owns and serves as Managing Director and Senior Advisor for the Chesapeake office of SVN | Miller Commercial Real Estate. For 35+ years, with involvement in over 1,500 projects valued in excess of \$10 billion, Bob has been a recognized leader on the East Coast for sustainable investment real estate. He is an important strategic partner to his clients, helping them maximize value and wealth. He blends transactional and analytical expertise to drive transformative, value-add results.

As the National Chair of ESG, Sustainable and Impact Investing for SVN International Corp., Greenlee specializes in:

- The economics of sustainable and impact investment real estate
- Sustainability as a Service
- Carbon monetization and asset management
- ESG improvement and impact management
- National brokerage of ESG assets through and with SVN's 220 offices
- Purpose-driven scoring and educational innovations on a Big Data platform
- Resiliency and future proofing real estate for the insurance and mortgage lending industries

These areas of specialization are also deployed through two other national companies that Bob owns and leads: The E³SG Companies and ESG IMPACTS, through his role as the national ESG “fixer” on the Innovation Domain team, as well as through his leadership positions in the ROAR Partnership / Future Proofing America and the Washington DC chapter of Contractors, Closers and Connections [CCC]. In addition, he has volunteered these and related services to the local and regional communities for many years – with a particular focus on economic development, conservation, and comprehensive planning.

Bob has an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland. He stays current on industry trends and best practices through continuing education as a licensed real estate salesperson and a Certified General Appraiser in the state of Maryland, also as a Practicing Affiliate member of the Appraisal Institute. He is frequently invited to lecture about the economics of ESG and sustainability and is an active contributor to the US Green Building Council and the Urban Land Institute.



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.