

FOR SALE
1606 THAMES STREET

SPACE DETAILS

- First Floor: 3,654 SF + outdoor bar/patio (760 SF)
- Second Floor: 3,155 SF dining space
- Third Floor: 1,965 SF offices/lounge/storage
- Basement: 621 SF kitchen prep space

SECOND GENERATION KITCHEN

- 20 Tap Draft Beer System
- 3-compartment sink
- 15 ft. Exhaust hood
- Full size walk-in refrigerator
- Full size walk-in freezer
- Additional kitchen equipment available

LOCATION ADVANTAGES

- High-traffic, established dining corridor
- Additional outdoor dining potential
- Strong tourism draw – 27 million annual visitors to Downtown Baltimore
- Surrounded by 2,500+ new residential units in Harbor Point
- Rare historic property with unmatched character

DEMOGRAPHICS (2023)

Radius	Population	Avg. HH Income
0.5 miles	7,406	$129,550
1 Mile	35,599	$142,475
1.5 Miles	82,841	$118,478

RARE OPPORTUNITY IN HISTORIC FELLS POINT

Own a piece of Baltimore's waterfront history at 1606 Thames Street–an iconic restaurant location with over 20 years of dining success. Just steps from Harbor East, Harbor Point, and the Sagamore Pendry Hotel, this property offers unmatched character, visibility, and potential in a vibrant dining and retail district.

QUICK FACTS

Availability	Immediate
Interstate Access	Via I-83 & I-95
Size	10,155 square feet
Price	$2,695,000
BD-7 Liquor License	Available
Walk Score	97-- Walker's Paradise!

AXIOS Real Estate Group

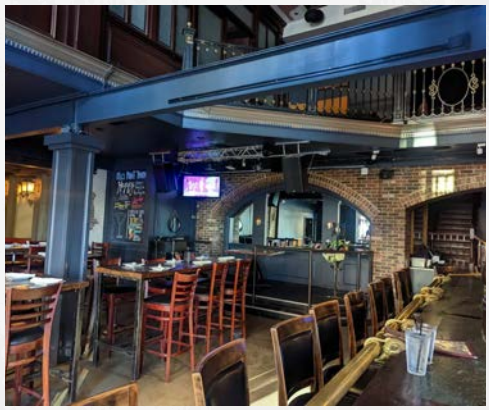
CONTACT US FOR MORE INFO. 443-560-0174 michael@cypresspropertyadvisors.com

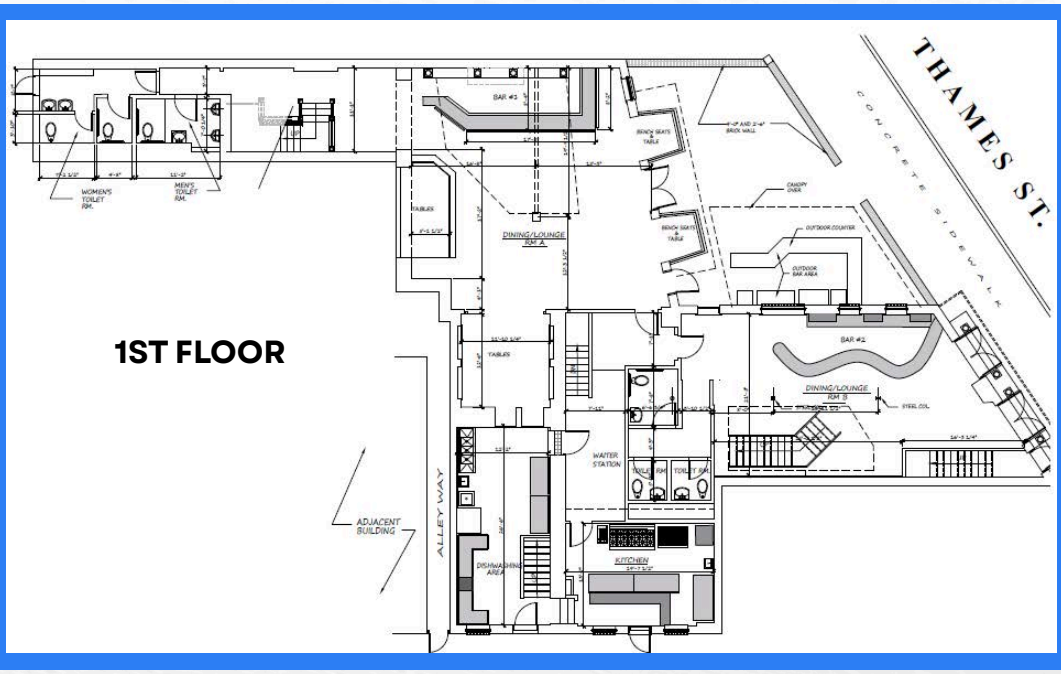


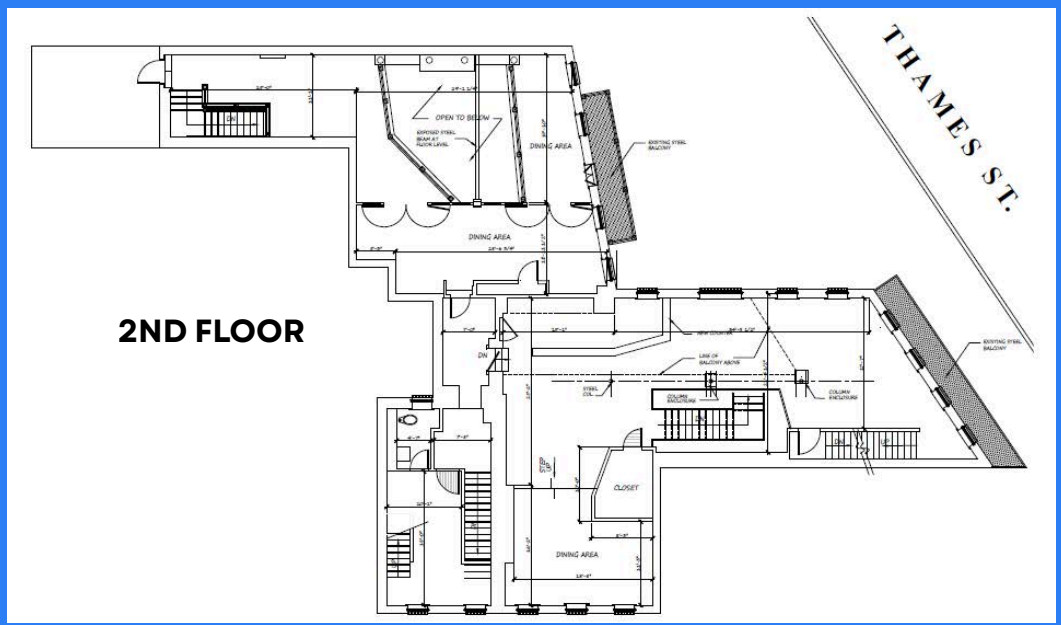


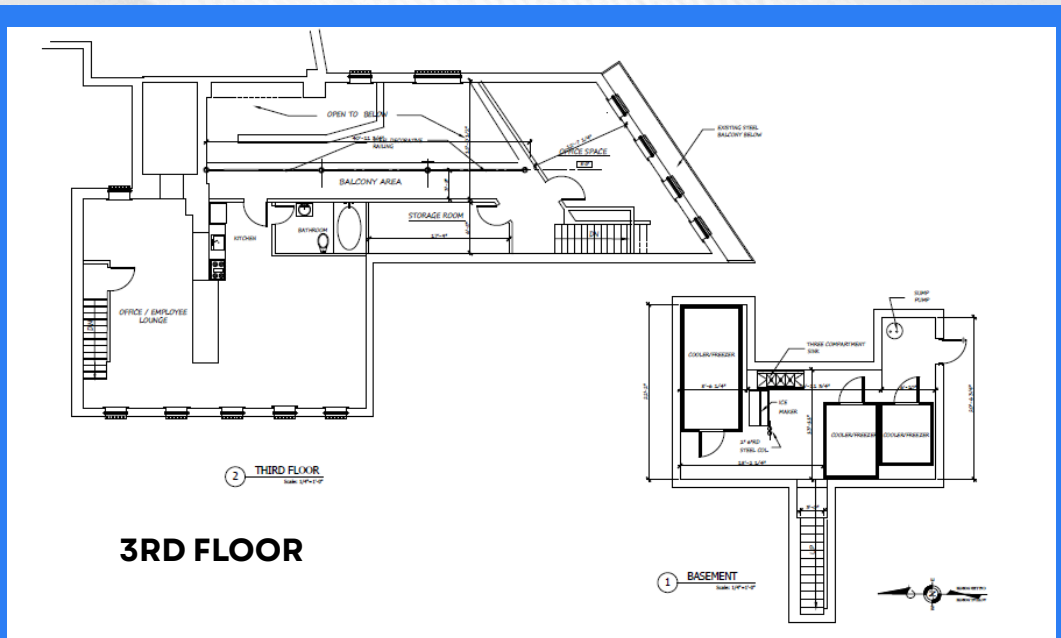












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