

THE PIKES GRILL AND PIKES THEATER | FOR SALE & FOR LEASE

921 REISTERSTOWN ROAD, BALTIMORE, MD 21208



Steven L. Cornblatt

443.921.9331

scornblatt@troutdaniel.com

John M. Haas

443.921.9357

jhaas@troutdaniel.com

TD&A
TROUT DANIEL & ASSOCIATES

THE PIKES GRILL AND PIKES THEATER | FOR SALE & FOR LEASE

921 REISTERSTOWN ROAD, BALTIMORE, MD 21208



Executive Summary



PROPERTY HIGHLIGHTS

- Totally renovated (in 2000) Art Deco-style single screen movie theater with its original 1950 landmark marquee sign
- 5,000± SF restaurant and 3,000+/-SF 2-screen boutique cinema for lease & for sale
- Located in Baltimore County Revitalization District
- Signalized intersection at Reisterstown Rd. & Sherwood Ave.
- Abundant on and off site parking
- On-premise liquor license
- BL-CT Zoning



Steven L. Cornblatt
443.921.9331
scornblatt@troutdaniel.com

John M. Haas
443.921.9357
jhaas@troutdaniel.com

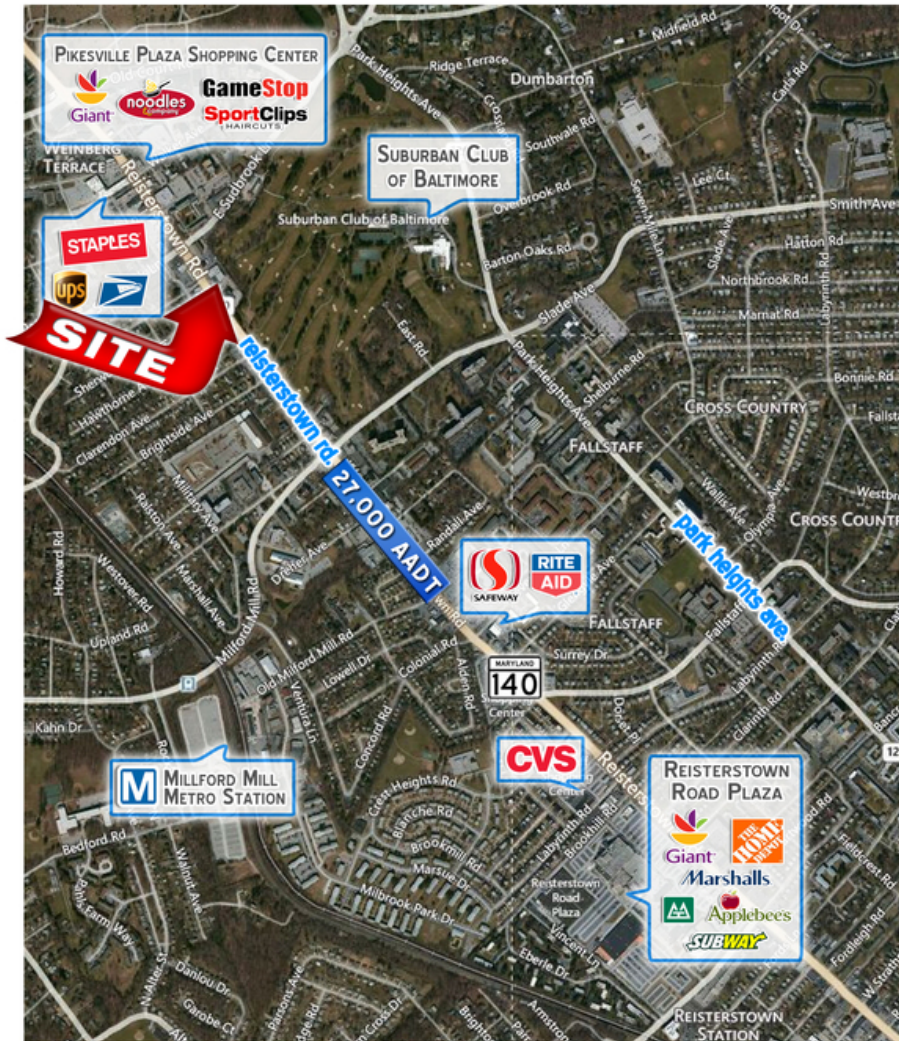
The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

THE PIKES GRILL AND PIKES THEATER | FOR SALE & FOR LEASE

921 REISTERSTOWN ROAD, BALTIMORE, MD 21208



Retail Aerial & Birdseye View



Steven L. Cornblatt

443.921.9331

scornblatt@troutdaniel.com

John M. Haas

443.921.9357

jhaas@troutdaniel.com

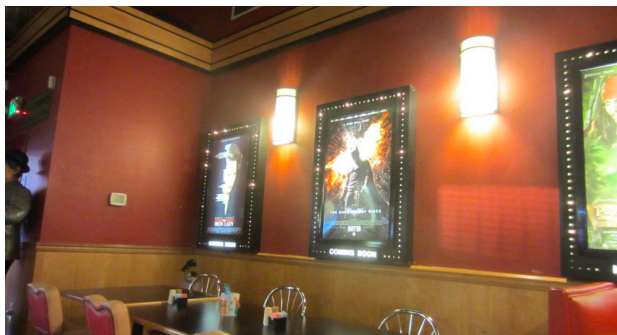
The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

THE PIKES GRILL AND PIKES THEATER | FOR SALE & FOR LEASE

921 REISTERSTOWN ROAD, BALTIMORE, MD 21208



Property Details



PROPERTY DESCRIPTION:

7,922 +/- SF building on 0.83 +/- with newly constructed 2-screen movie theater and sit-down restaurant with exterior patio seating; original structure built in 1950. Restaurant has 22 foot clear interior height

ZONING:

BL-CT, Business Local- Town Center Zoning

PARKING:

62 +/- spaces including 2 designated ADA spaces

UTILITIES:

Gas, electric and public water and sewer service. Electricity and natural gas provided by BGE.

HVAC:

Restaurant HVAC is roof-mounted heat (gas-fired) and air-conditioning. New HVAC and plumbing fixtures installed in theater.

RENOVATIONS:

Renovated in 2000 from original single screen movie theater for the use of a restaurant and cafe with on-premises catering. approximate 1000 SF (climate controlled) outdoor patio. In 2013 the restaurant space was reduced to 4000 SF to make room for the movie theater, which has a capacity for 160 patrons between the 2 screens.

FIXTURES & EQUIPMENT:

Seller will provide a list of the fixtures and equipment for restaurant and movie theater. Restaurant includes fully equipped 1,300 SF +/- kitchen facility, including large gas-fired brick pizza oven.

LIQUOR LICENSE:

Class D Liquor License included in business sale price

DATE AVAILABLE:

Immediate

Steven L. Cornblatt

443.921.9331

scornblatt@troutdaniel.com

John M. Haas

443.921.9357

jhaas@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

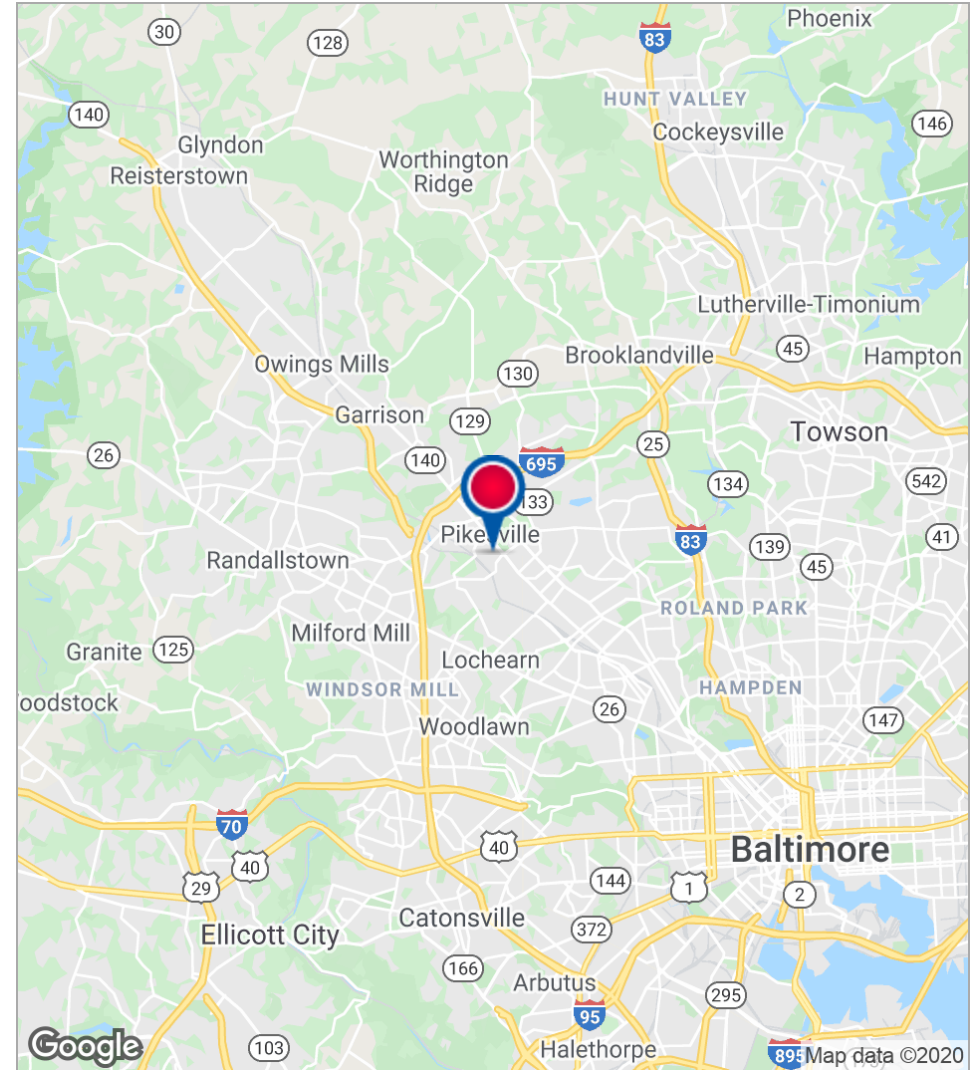
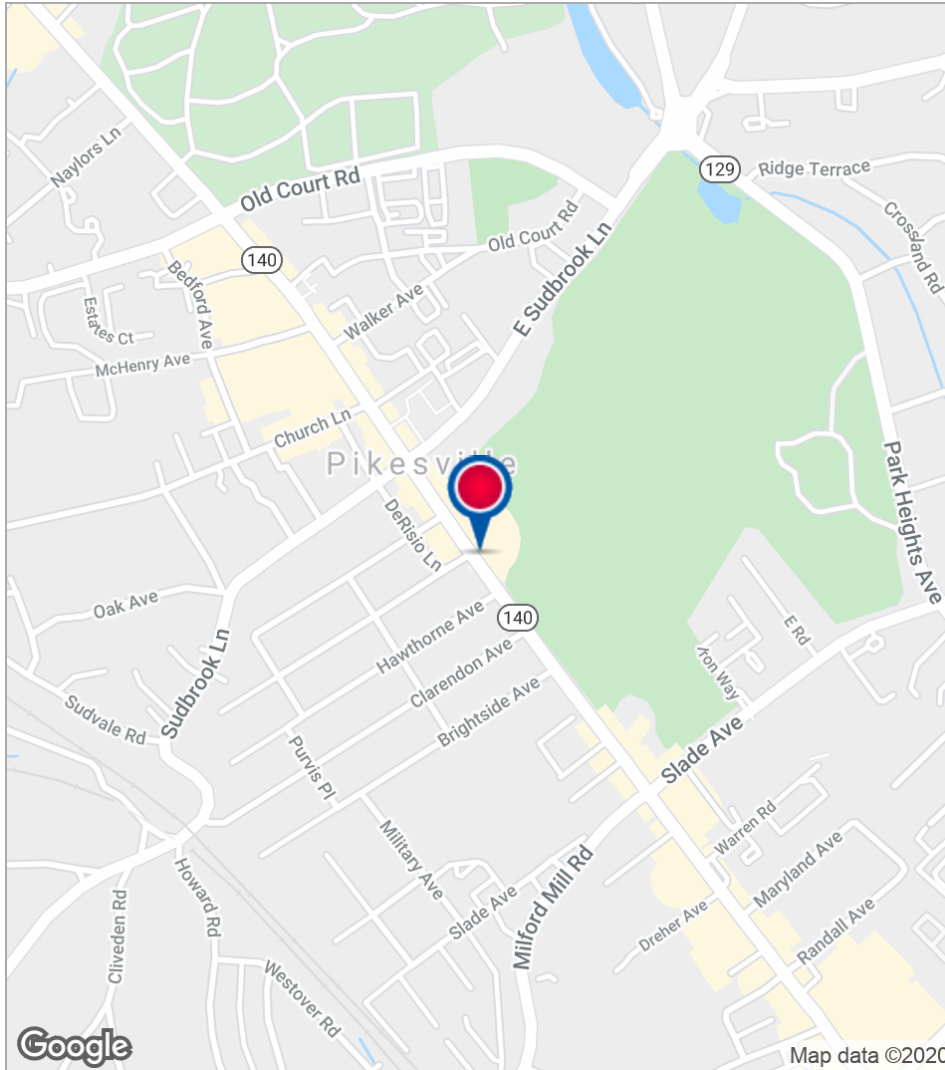
THE PIKES GRILL AND PIKES THEATER | FOR SALE & FOR LEASE

921 REISTERSTOWN ROAD, BALTIMORE, MD 21208



TROUT DANIEL & ASSOCIATES

Location Maps



Steven L. Cornblatt

443.921.9331

scornblatt@troutdaniel.com

John M. Haas

443.921.9357

jhaas@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

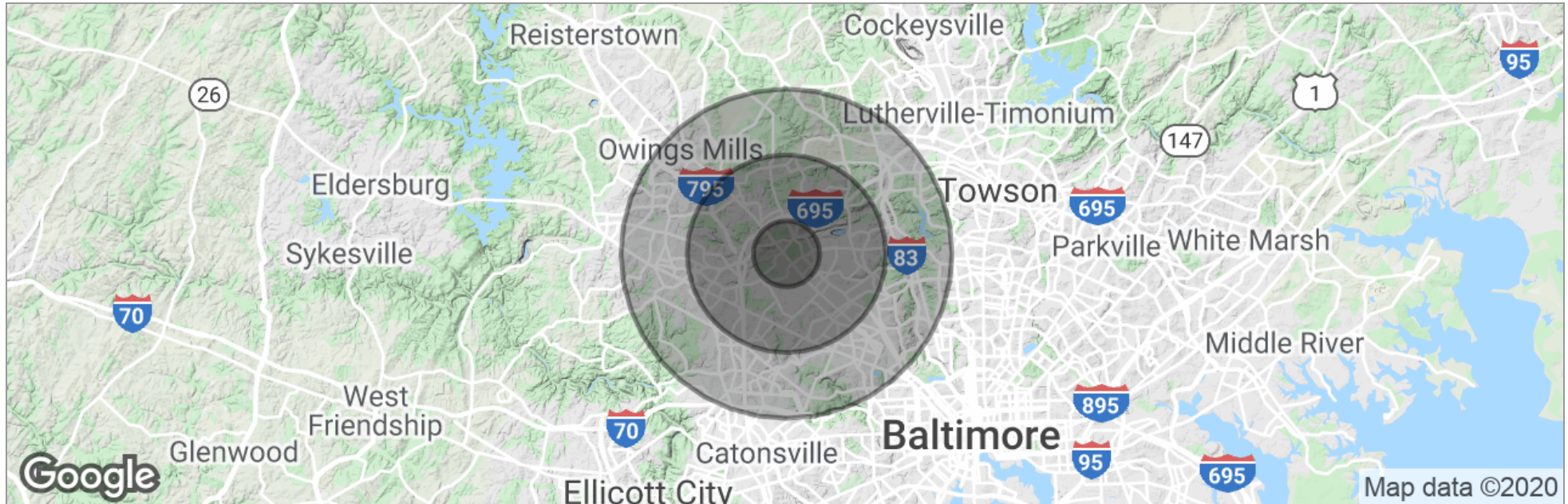
THE PIKES GRILL AND PIKES THEATER | FOR SALE & FOR LEASE

921 REISTERSTOWN ROAD, BALTIMORE, MD 21208



TROUT DANIEL & ASSOCIATES

Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	12,380	111,737	283,906
Population Density	3,941	3,952	3,615
Median Age	45.6	40.5	39.5
Median Age (Male)	42.9	37.8	37.3
Median Age (Female)	49.0	42.9	41.4
Total Households	5,835	46,136	112,094
# of Persons Per HH	2.1	2.4	2.5
Average HH Income	\$60,374	\$72,721	\$73,746
Average House Value	\$258,726	\$295,633	\$295,279

* Demographic data derived from 2010 US Census

Steven L. Cornblatt

443.921.9331
scornblatt@troutdaniel.com

John M. Haas

443.921.9357
jhaas@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.