

# FOR SALE

**\$599,000**

**21836 National Pike, Boonsboro, MD 21713**

**MacRo**  
LTD.  
COMMERCIAL REAL ESTATE<sup>TM</sup>



## Existing Two-Story Restaurant/ Tavern

This 7,600 SF well-maintained restaurant/tavern is situated on 2.16 acres with beautiful views of South Mountain. Each of the two levels offer table seating, porch seating, bar seating, a pool table area, and the total building seating capacity is 180. Purchase of the restaurant/bar equipment, fixtures and furniture on the premises is negotiable.

### Property Details

- Positioned on Maryland's dividing line between Frederick and Washington counties
- High traffic visibility with frontage on US-40
- Sufficient parking for restaurant/bar use

## PRESENTING

**Location:** 21836 National Pike, Boonsboro, MD 21713

**Legal:** Tax Map 0069, Parcels 0018

**Zoning:** Washington County: EC—Environmental Conservation District is to prescribe a zoning category for those areas where because of natural geographic factors and existing land uses, it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife and other natural resources. This district may include extensive steeply sloped areas, stream valleys, water supply sources, and wooded areas adjacent thereto.

**Building Size:** 7,600 SF

**Acreage:** Approx. 2.16 acres

**Utilities:** Private Well and Private Septic

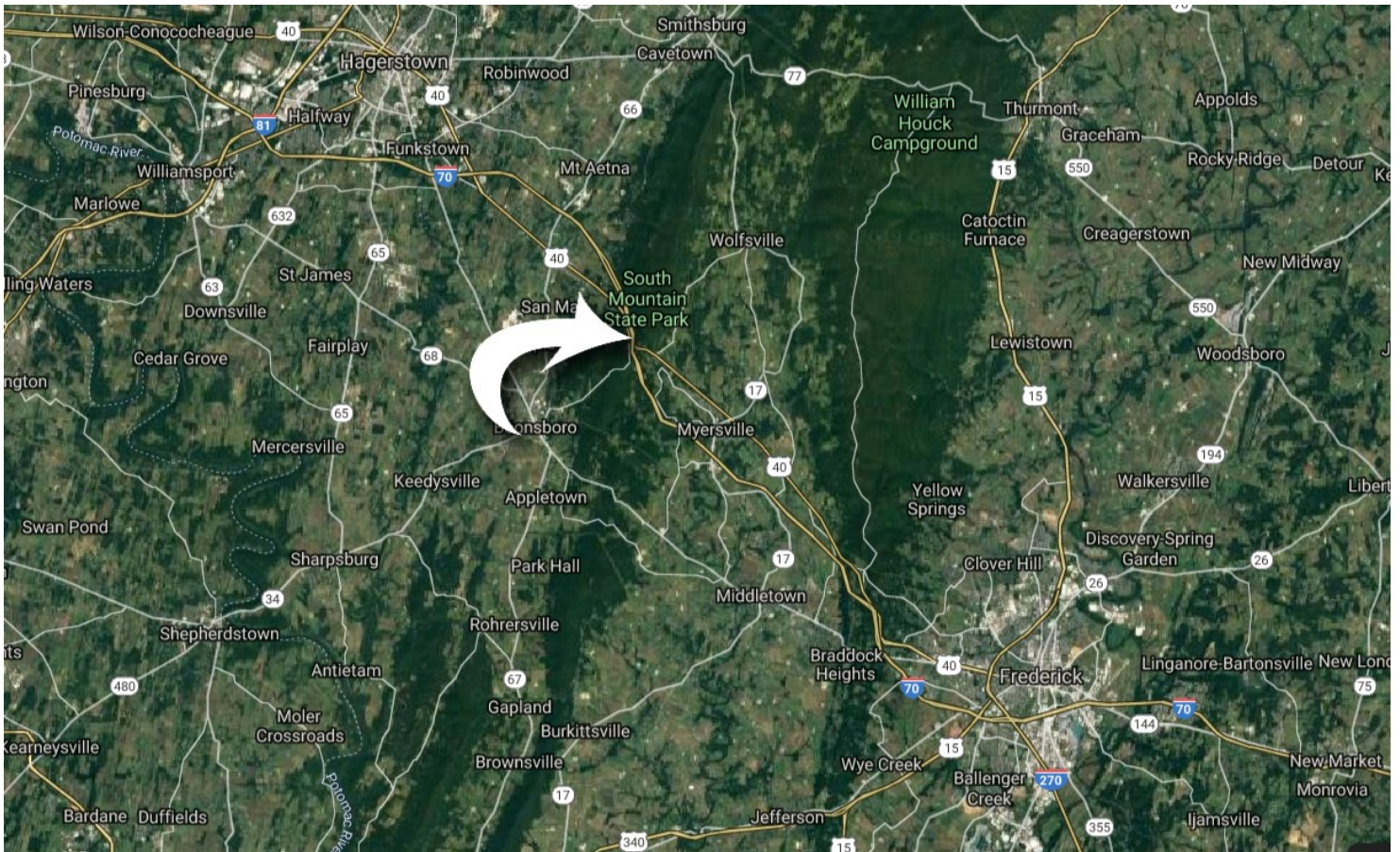
**Contact:** Ashleigh Kiggans, Vice President  
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Email: ashleigh@macroltd.com

*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*

# LOCATION MAP

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# AERIAL

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# PHOTOS

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# PHOTOS

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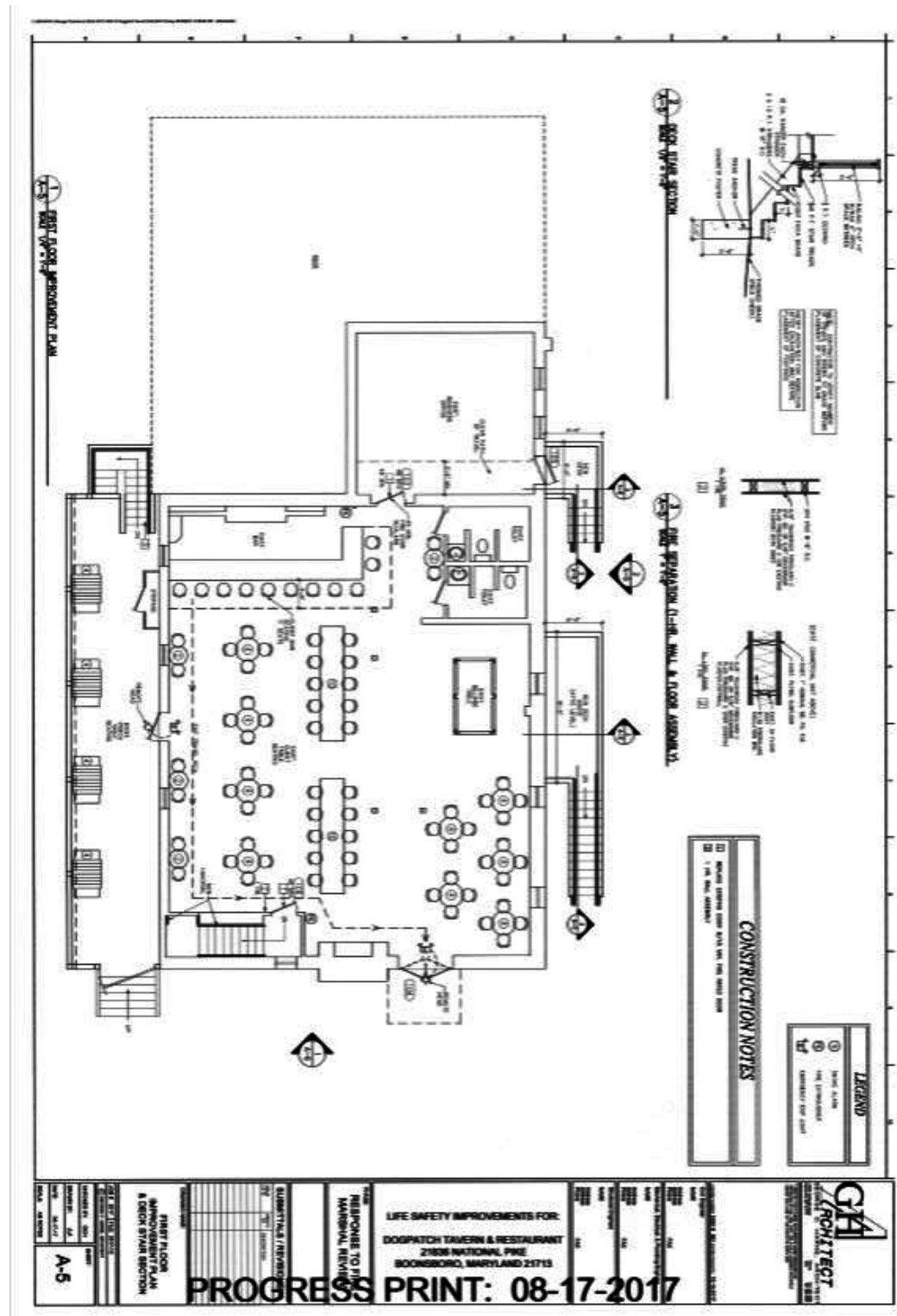


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## First Floor



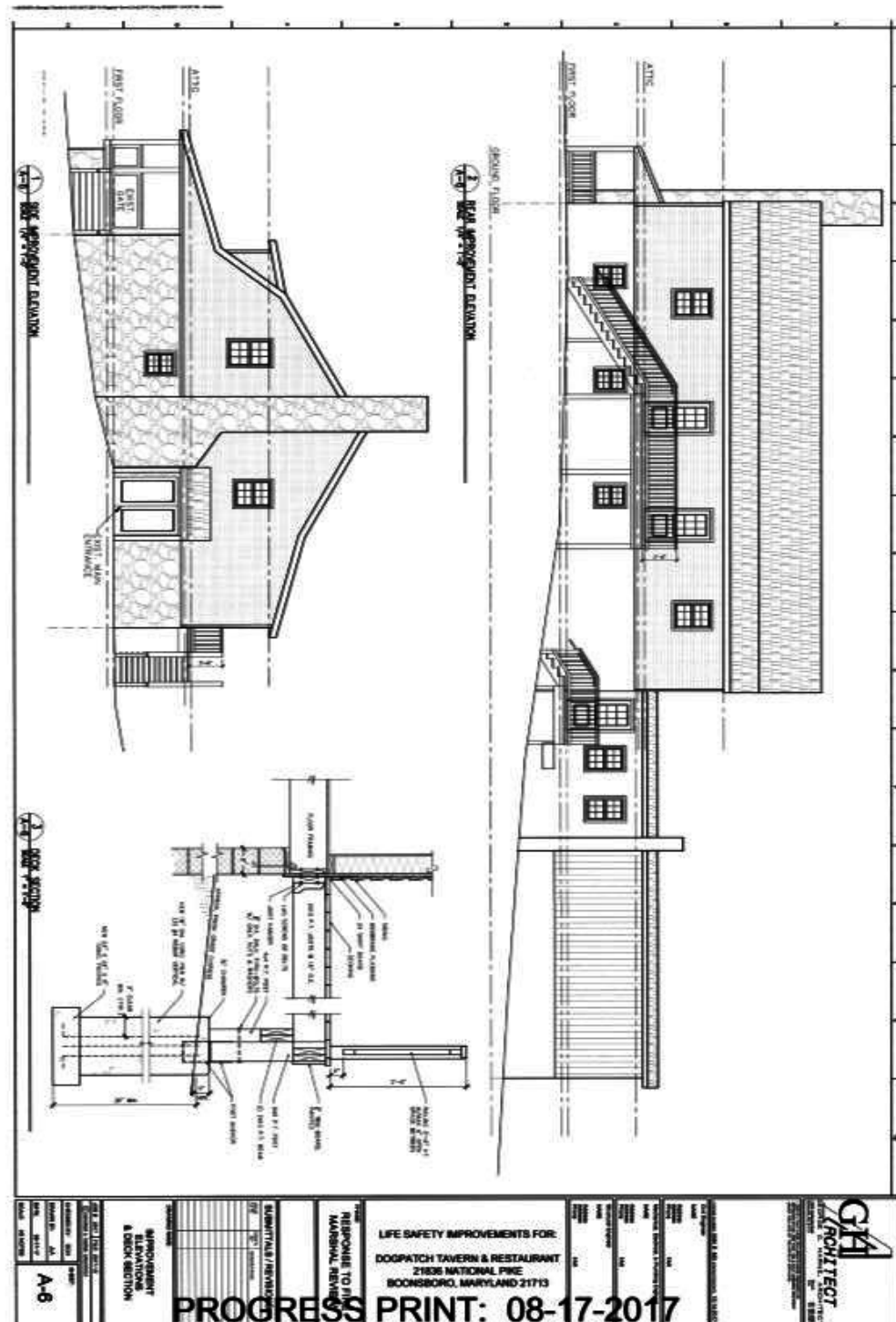
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# FLOOR PLAN

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## Exterior



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# DEMOGRAPHICS

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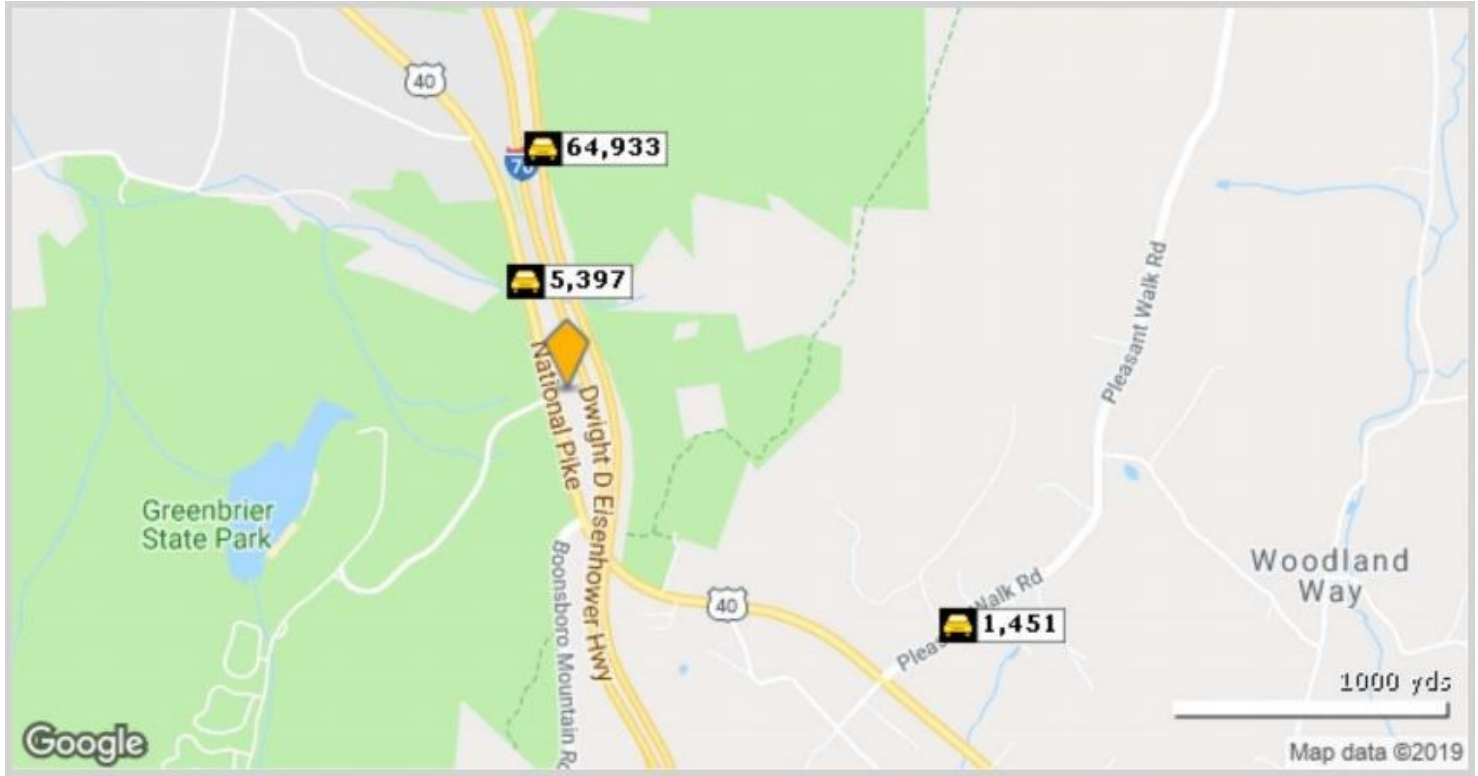
Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	290		4,830		15,591	
2019 Estimate	282		4,736		15,246	
2010 Census	267		4,589		14,811	
Growth 2019 - 2024	2.84%		1.98%		2.26%	
Growth 2010 - 2019	5.62%		3.20%		2.94%	
2019 Population by Hispanic Origin	11		174		497	
2019 Population	282		4,736		15,246	
White	265	93.97%	4,438	93.71%	14,344	94.08%
Black	5	1.77%	115	2.43%	360	2.36%
Am. Indian & Alaskan	1	0.35%	11	0.23%	40	0.26%
Asian	5	1.77%	92	1.94%	270	1.77%
Hawaiian & Pacific Island	0	0.00%	3	0.06%	5	0.03%
Other	6	2.13%	77	1.63%	227	1.49%
U.S. Armed Forces	0		1		10	
Households						
2024 Projection	111		1,798		5,746	
2019 Estimate	108		1,762		5,617	
2010 Census	102		1,704		5,440	
Growth 2019 - 2024	2.78%		2.04%		2.30%	
Growth 2010 - 2019	5.88%		3.40%		3.25%	
Owner Occupied	94	87.04%	1,494	84.79%	4,671	83.16%
Renter Occupied	14	12.96%	269	15.27%	946	16.84%
2019 Households by HH Income	107		1,761		5,615	
Income: <\$25,000	22	20.56%	252	14.31%	669	11.91%
Income: \$25,000 - \$50,000	13	12.15%	368	20.90%	978	17.42%
Income: \$50,000 - \$75,000	17	15.89%	300	17.04%	902	16.06%
Income: \$75,000 - \$100,000	15	14.02%	224	12.72%	782	13.93%
Income: \$100,000 - \$125,000	13	12.15%	162	9.20%	599	10.67%
Income: \$125,000 - \$150,000	2	1.87%	116	6.59%	523	9.31%
Income: \$150,000 - \$200,000	8	7.48%	130	7.38%	530	9.44%
Income: \$200,000+	17	15.89%	209	11.87%	632	11.26%
2019 Avg Household Income	\$107,907		\$100,829		\$106,790	
2019 Med Household Income	\$77,500		\$71,430		\$83,264	

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# TRAFFIC COUNT

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	National Pike	Mount Lena Rd	0.35 NW	2018	5,397	MPSI	.25
2	I- 70	National Pike	0.85 S	2018	64,933	MPSI	.52
3	Pleasant Walk Rd	Baltimore National Pike	0.19 SW	2018	1,451	MPSI	.96

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# ZONING

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## Washington County Zoning—EC (Environmental Conservation)

The Environmental Conservation District is to prescribe a zoning category for those areas where because of natural geographic factors and existing land uses, it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife and other natural resources. This district may include extensive steeply sloped areas, stream valleys, water supply sources, and wooded areas adjacent thereto.

**Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:**

- Landscaping contractor
- Forests and wildlife preserves, fish hatcheries and similar conservation areas
- Forestation
- Agricultural uses, as defined in Article 28A, including animal husbandry facilities as defined in Article 28A, which shall be subject to the requirements set forth in Article 22 Division IX
- Circus, carnival, dog and horse shows or similar transient enterprise; provided that such use shall not exceed ten (10) days at any one time, and which does not include any permanent structure
- Riding academies, livery stables, subject to the distance requirements specified in Section 4.9
- Taxidermy service
- Surface grading, removal of top soil, shale or similar material in preparing the property for development; but not including open pit quarrying or mineral processing on site; subject to the performance standards in Section 4.12. A grading plan containing the information required in Section 15.3 showing the existing and proposed surface contours and providing for the re-vegetation of the property shall be submitted to the Planning Commission for approval
- Schools—public or private—elementary through high
- Day—care, in home family/child care facilities
- Dwellings, single family
- Dwellings, two-family
- Mobile homes
- Model homes
- Temporary residential sales office
- Sawmills, temporary
- Wineries involving on-site production and bottling of wine
- Beauty and barber shops
- Churches, parish houses and other places of worship
- Facilities dealing with the field of agriculture products
- Public buildings, structures, and properties of public service type, including fire, ambulance or rescue service
- Bakery shops
- Candy stores
- Dairy product stores
- Florist shops
- Garden shops, nurseries, and greenhouses
- And more...

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