

FOR SALE

\$1,000,000

168 Cumberland Street, Clear Spring, Maryland 21722

MacRo^{LTD.}
COMMERCIAL REAL ESTATE™



Income Producing Mixed-Use Property & Profitable Retail Liquor Store Business

Unique opportunity to purchase this 3,584 SF mixed-use property and profitable retail liquor store business in downtown Clear Spring, Washington County, Maryland.

In addition to the newly renovated liquor store, this property features 2 beautifully remodeled apartments, which are perfect as rentals or Airbnbs. *Motivated sellers!*

Conveniently located less than a half-mile from Interstate 70, and only 6 miles south of White Tail Ski Resort.

Note: Profitable business may be purchased separate from real estate.

PRESENTING

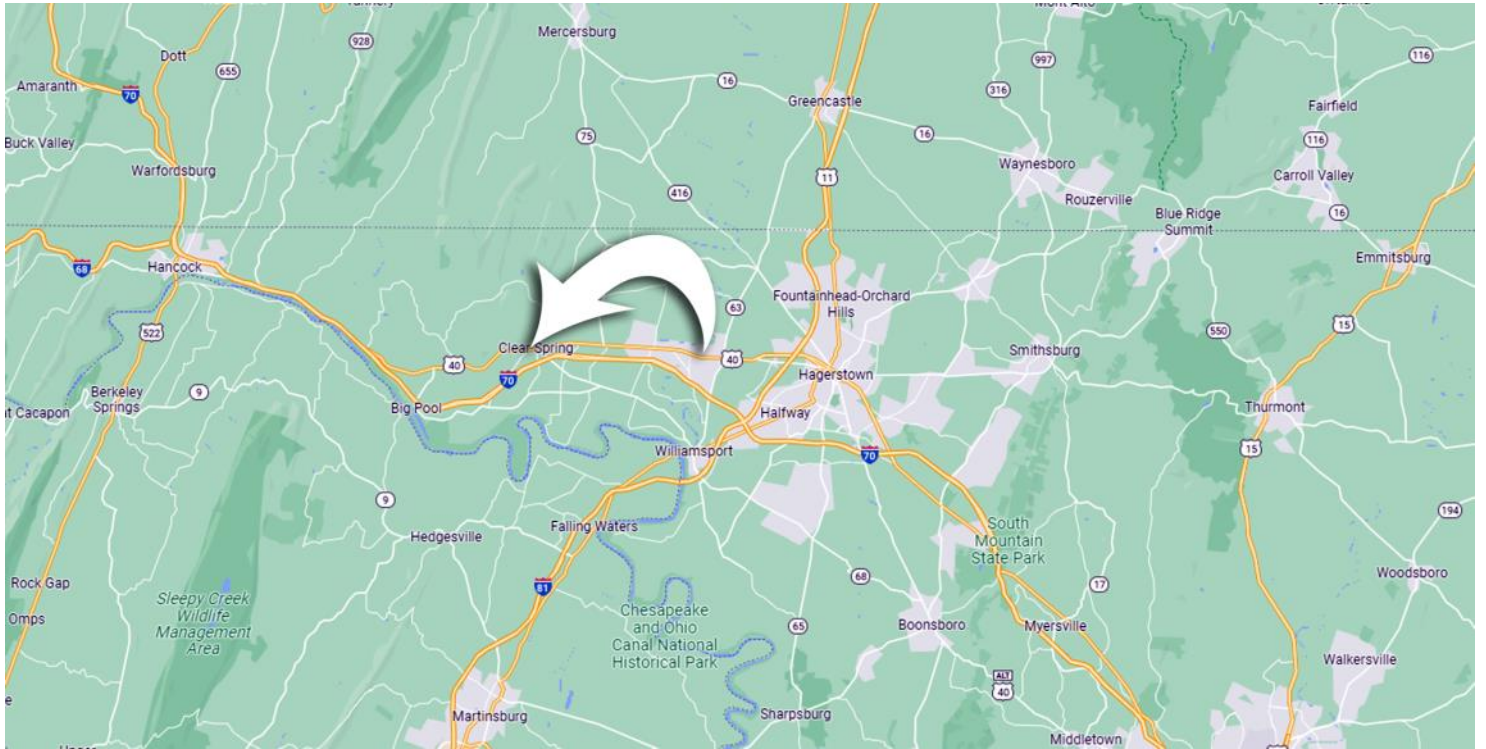
- Location:** 168 Cumberland Street, Clear Spring, Maryland 21722
- Legal:** Tax Map 0341, Parcel 03508
- Zoning:** Town of Clear Spring: TC—Town City District provides for the continuation of the Town’s core area which generally contains a mixture of residential, commercial and public service uses.
- Building Size:** 3,584 SF
- Building Units:** 1st Floor—Retail liquor store, with street level access from the side (additional details on Business Information page)
2nd Floor—Apartment one-bedroom, one-bath, with street level access from the back
3rd Floor—Apartment one-bedroom, one-bath, and attic space that may be used as an office, lounge area, and more, with access from the front
- Contact:** Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069
Email: ashleigh@macro ltd.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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EXTERIOR PHOTOS

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BUSINESS INFORMATION



FOR SALE 168 Cumberland Street, Clear Spring, MD

Profitable Retail Liquor Store

JJ's Corner Liquors is a locally owned and operated full-service liquor store, with a strong customer following, offering a wide variety of domestic, imported and craft beers; a full line of bourbon, whiskey, vodka, scotch and other types of spirits; and a vast assortment of local and imported wines. Additional services include five tap growler station, lottery, cigarette sales, and more.

This newly renovated liquor store is laid out to perfection with a state of the art POS system, sales counter, ATM, coolers, shelving, display racks, and more.

Situated on the corner of US Route 40 and MD Route 68 in downtown Clear Spring, JJ's has great visibility. In addition to street parking, there is a designated parking lot for JJ's customers. Conveniently located less than a half-mile from Interstate 70, and only 6 miles south of White Tail Ski Resort.

Don't miss this excellent opportunity to purchase this income producing property and profitable business, in a great location, with an impressive layout and a strong customer following!!

YTD Gross Revenue (09/19/22): \$335,509

2021 Gross Revenue (P/Y 11/25/21): \$350,595

2020 Annual Gross Revenue: \$209,929

Furniture, Fixtures, & Equipment: Included in the asking price (security system does not convey)

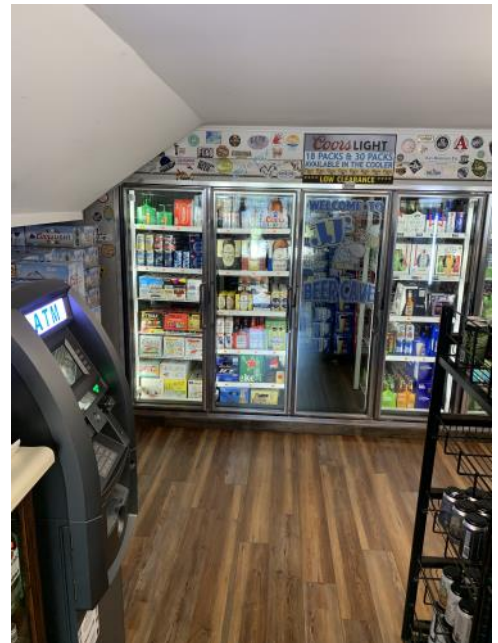
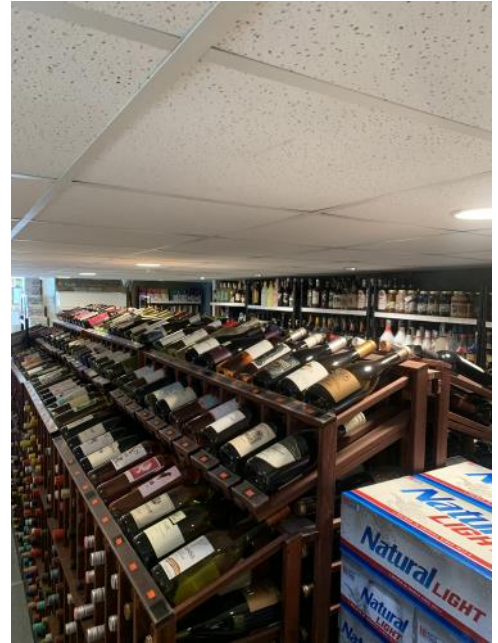
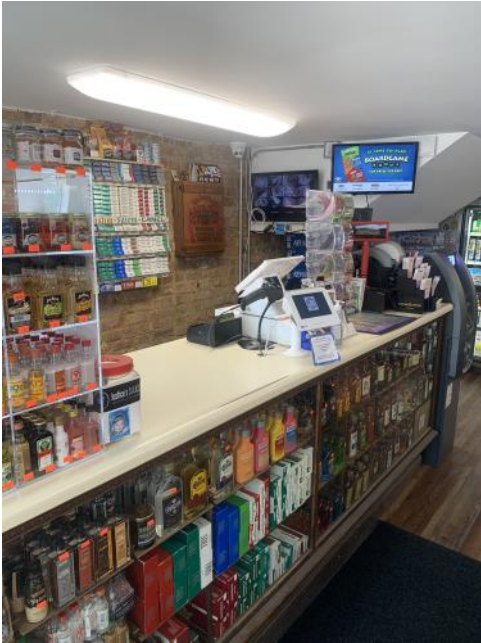
Inventory: Included in the asking price, if business is purchased with real estate.

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LIQUOR STORE PHOTOS

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APARTMENT PHOTOS

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DEMOGRAPHICS



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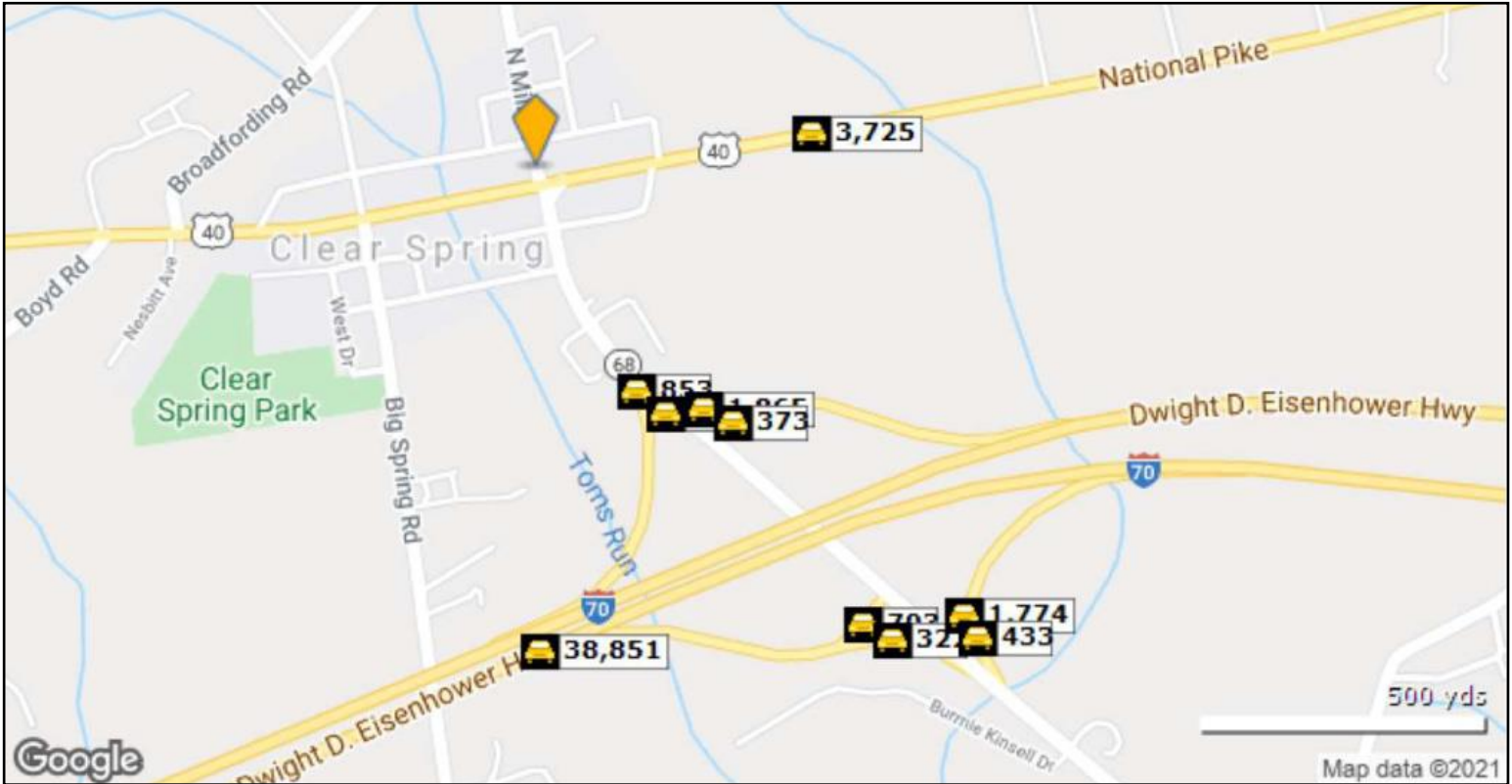
Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	580		2,786		8,541	
2021 Estimate	584		2,804		8,405	
2010 Census	634		3,019		8,481	
Growth 2021 - 2026	-0.68%		-0.64%		1.62%	
Growth 2010 - 2021	-7.89%		-7.12%		-0.90%	
2021 Population by Hispanic Origin	7		37		144	
2021 Population	584		2,804		8,405	
White	565	96.75%	2,713	96.75%	8,062	95.92%
Black	4	0.68%	28	1.00%	132	1.57%
Am. Indian & Alaskan	1	0.17%	4	0.14%	14	0.17%
Asian	5	0.86%	20	0.71%	59	0.70%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	1	0.01%
Other	8	1.37%	39	1.39%	137	1.63%
U.S. Armed Forces	0		0		15	
Households						
2026 Projection	222		1,051		3,148	
2021 Estimate	224		1,057		3,098	
2010 Census	243		1,139		3,130	
Growth 2021 - 2026	-0.89%		-0.57%		1.61%	
Growth 2010 - 2021	-7.82%		-7.20%		-1.02%	
Owner Occupied	179	79.91%	858	81.17%	2,558	82.57%
Renter Occupied	45	20.09%	199	18.83%	540	17.43%
2021 Households by HH Income						
Income: <\$25,000	26	11.61%	125	11.84%	448	14.47%
Income: \$25,000 - \$50,000	58	25.89%	241	22.82%	670	21.63%
Income: \$50,000 - \$75,000	59	26.34%	270	25.57%	709	22.89%
Income: \$75,000 - \$100,000	40	17.86%	175	16.57%	540	17.44%
Income: \$100,000 - \$125,000	20	8.93%	129	12.22%	289	9.33%
Income: \$125,000 - \$150,000	8	3.57%	31	2.94%	161	5.20%
Income: \$150,000 - \$200,000	5	2.23%	36	3.41%	124	4.00%
Income: \$200,000+	8	3.57%	49	4.64%	156	5.04%
2021 Avg Household Income	\$72,500		\$77,715		\$78,909	
2021 Med Household Income	\$59,654		\$62,819		\$62,026	

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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	Houck Ave	Clear Spring Rd	0.09 NW	2020	853	MPSI	.25
2	Houck Ave	Clear Spring Rd	0.12 NW	2020	322	MPSI	.28
3	Baltimore National Pike	N Hawbaker Cir	0.15 W	2020	3,725	MPSI	.29
4	Houck Ave	Clear Spring Rd	0.15 NW	2020	1,865	MPSI	.30
5	Clear Spring Rd	I- 70	0.13 SE	2020	373	MPSI	.33
6	Dwight D Eisenhower Highway	Big Spring Rd	0.11 W	2020	38,851	MPSI	.49
7	Clear Spring Rd	I- 70	0.10 NW	2020	703	MPSI	.57
8	Clear Spring Rd	I- 70	0.13 NW	2020	322	MPSI	.60
9	Clear Spring Rd	I- 70	0.16 NW	2020	1,774	MPSI	.63
10	Burrnie Kinsell Dr	Clear Spring Rd	0.15 SE	2020	433	MPSI	.66

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ZONING

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Town of Clear Spring – Town Center District

This district provides for the continuation of the Town's core area which generally contains a mixture of residential, commercial and public service uses.

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

- Single family detached dwellings, including pre-fabricated ("sectional") dwellings
- Two-family detached ("duplex") dwellings.
- Single-family attached ("townhouse") dwellings.
- Multi-family ("apartments") dwellings. (Special Exception)
- Bed and Breakfast.
- Dwelling unit in conjunction with a principal non-residential use.
- Conversion of a single-family dwelling or other building into not more than two dwelling-units, provided that the lot area per dwelling-unit and yard, building and other requirements for dwellings in the zoning district shall be reduced thereby, and further provided that no structural alteration of the building's exterior shall be made except as necessary for safety.
- Conversion of a dwelling or other structure into an apartment containing more than two dwelling-units.
- Rooming, boarding or lodging houses.
- Customary home occupations and home professional offices, provided that:
 - * Such occupation or office shall be conducted only by members of the immediate family residing on the premises, plus not more than two (2) non-resident employees; and
 - * Such occupation or office shall not occupy an area greater than 26 percent (25%) of the ground floor area of the proposed residential buildings; and
- * No display of goods or storage of materials or advertising, except identification signs as provided in sub-section 707.8 shall be visible from any street or adjoining property.
- Non-commercial parking garage or parking area intended to fulfill the off-street parking requirements specified in Article 6, provided that such garage or area shall be exclusively for use by residents of nearby dwellings.
- Parks designed or intended for passive recreational or open space.
- Areas designed, equipped or intended for non-commercial active outdoor recreation, including but not limited to picnicking, field sports, tennis, swimming and the like.
- Private or membership clubs or lodges not operated commercially, or conducted primarily as a business enterprise.
- Indoor recreation facilities, including but not limited to bowling alleys, theaters, skating rinks, tennis courts and the like.
- Churches and other places of worship.
- Medical or dental offices or clinics for out-patient treatment; including accessory laboratory facilities.
- Essential utility equipment, as defined in Article 2, provided that before construction begins on any overhead electric power line of 34.5 KV or greater capacity, on any telephone trunk line including microwave facilities, or on any underground pipeline for transmission of natural gas or petroleum products, location and right-of-way plans of said lines and accessory facilities shall be submitted for the information and review of the Planning Commission. (Special Exception)
- Civic buildings, including community centers, museums, post offices, libraries, fire stations and public office buildings erected or used by Federal, State, County or municipal governments or agencies thereof, except educational buildings and uses. (Special Exception)
- Public or private elementary or middle schools.
- Business services, including: banks, credit unions, savings and loan and similar financial institutions; business and professional offices, real estate and insurance agencies; telephone central offices and switchboards.
- Convenience Store. (Special Exception)
- Clubs/Lodges (Special Exception)
- Funeral homes, mortuaries and the like.
- Greenhouses and nurseries, including sales facilities.
- Taverns and the like, subject to the requirements of the Board of License Commissioners of Washington County pursuant to Article 2B of the Annotated Code of Maryland. (Special Exception)
- Video Store.
- Agriculture, as defined in Article 2
- Continued

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ZONING (Continued)



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- Signs, subject to the provisions of Article 7, including:
 - * Off-premises directional signs subject to Section 708.B.
 - * Temporary signs subject to Sections 707.D and 708.D.
- Hotels, motels, and the like.
- Printing, photographic processing, blueprinting and similar reproduction services.
- Parking lot or garage as a commercial enterprise, provided that such parking lot shall be screened by a solid wall, screen or fence at least three (3) feet high or by dense evergreen plantings of equal height. (Special Exception)
- Personal service businesses, including: barber shops, beauty salons, cold storage lockers, photography studios, repair shops for appliances, bicycles, electronic equipment guns, locks, shoes, or watches, self-service dry cleaning or Laundromats, tailoring or dressmaking.
- Restaurants and the like, except drive-in restaurants as defined in Article 2.
- Retail businesses intended primarily for neighborhood convenience shopping, including: baked goods stores, dairy products stores, food and grocery stores, fruit and vegetable stores or product stands, meat markets, and pharmacies.
- Other uses substantially similar in character and impact to uses ordinarily permitted by this Ordinance by right or by special exception within the same Zoning District. (Special Exception)
- And more...

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