

FOR LEASE



DOCK BAR

*Iconic Waterfront
Restaurant + Entertainment Venue*

 **4309 Shore Road
Sparrows Point, MD 21219**

Rare opportunity to lease a high-energy waterfront restaurant and entertainment venue with extensive indoor/outdoor amenities, boat-access appeal, and a turnkey hospitality setup. The property offers a distinctive destination experience with restaurant space, pool deck, docks, event areas, and substantial FF&E already in place. Ideal for an operator seeking a memorable restaurant, bar, and entertainment concept.



**TURNKEY
WATERFRONT
DESTINATION**

**RESTAURANT • BAR
EVENTS • DOCKS • POOL**



**NET RENTABLE AREA
6,700 SF**



**SITE AREA
Approx. 2.16 Acres
Waterfront Venue**



**PARKING
126 Spaces**



**FLOATING DOCKS
Approx. 500 SF**



**FF&E
Approx. \$400K
in FF&E**



**TOTAL BUILDINGS
7**



PROPERTY HIGHLIGHTS

- Pool, Pool Bar, Restaurant, Main Bar, Apparel Hut, Crush Bar, Band Stand, and Floating Docks
- Approx. 1,650 SF restaurant space + 900 SF covered restaurant / dining space
- Approx. 2,400 SF modern kitchen
- Office with Private Shower
- Approx. 3,700 SF raised deck + 390 SF pool
- 14 half baths, including 2 ADA bathrooms
- ADA-accessible features
- Huge ice maker walk-in, custom drink cooler, and high-end restaurant equipment
- Turnkey waterfront hospitality / entertainment venue



**RESTAURANT
EXPERIENCE**



**FULL BARS
& POOL BAR**



**LIVE MUSIC
& EVENTS**



**BOAT ACCESS
& DOCKS**



**PRIVATE EVENTS
& PARTIES**

All dimensions and details are approximate and subject to verification.