

1774 ELLICOTT MILL 1916

27 Frederick Rd | Ellicott City, MD 21043

Rare Waterfront Restaurant Opportunity & Retail Space Available

Join one of Maryland's most charming & historic retail destinations

TERRA NOVA VENTURES LLC | klnb

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A Landmark Reimagined

For more than two centuries, the Ellicott Mill site has stood as a symbol of innovation and resilience along the Patapsco River. From its beginnings as a pioneering merchant flour mill to its most recent chapter as the Wilkins-Rogers Flour Mill, the property has continually evolved while remaining rooted in its historic character. Today, a new chapter begins, honoring the past while thoughtfully re-imagining the future through adaptive reuse. The introduction of curated retail and waterfront dining space will activate the ground floor, creating new opportunities for connection, commerce, and community life. With its prominent location in Old Ellicott City, and rich architectural character, Ellicott Mill is poised to once again become a vibrant destination where history and everyday life intersect.



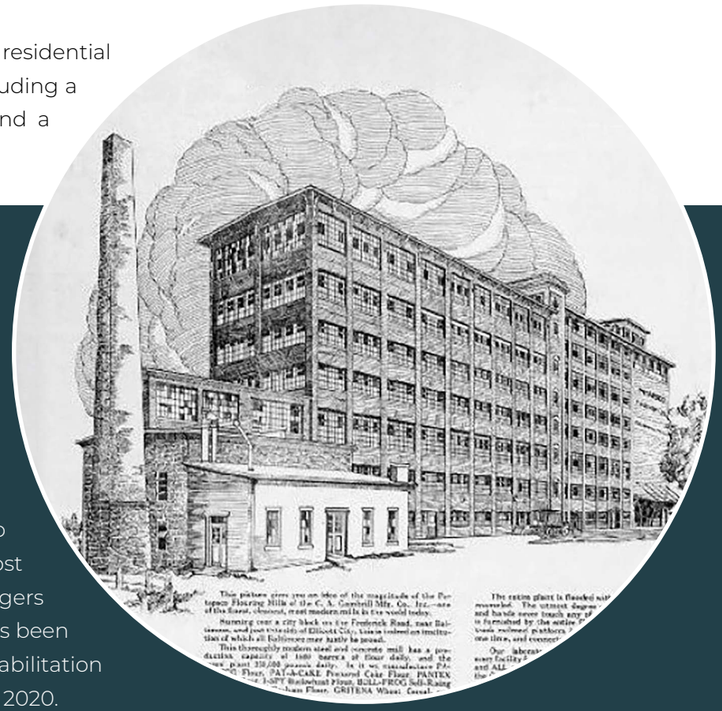


Delivering Q4 2026

The project will include 190 residential units, 7,061 SF of retail space, including a waterfront dining destination, and a historic display.

A Century of Milling History

The site was home to one of the region's earliest merchant flour mills, with operations dating to the 1700s. Built in 1916, the current eight-story structure operated along the Patapsco River for nearly a century. Most recently known as the Wilkins-Rogers Flour Mill, the historic building has been the focus of preservation and rehabilitation efforts since operations ceased in 2020.



Destination Waterfront Dining Opportunity



Ellicott Mill includes 3,644 SF of curated retail space within the historic mill building and a 3,417 SF waterfront restaurant designed to embrace its setting along the Patapsco River. The restaurant opens onto a dining terrace overlooking the river, creating a distinctive destination for dining and enjoying the character of the historic site.





Signage & Wayfinding

The project will include signage along Frederick Road, as well as signage on the historic pedestrian bridge facing Frederick Road, helping to enhance visibility and reinforce the site's presence along this key corridor.



Riverside Views

The Restaurant Terrace will offer an elevated outdoor dining experience overlooking the Patapsco River, providing a scenic and inviting extension of the interior restaurant space. Designed to capitalize on the waterfront setting, the deck creates a distinctive atmosphere for casual gatherings, private events, and seasonal dining, enhancing the overall destination appeal of Ellicott Mill.



Prime Location & Demographics











Affluent Consumer Base

Located along the Patapsco River, the property is positioned within one of Central Maryland's most affluent and highly educated communities. The surrounding area is home to established families and dual-income households drawn by top-ranked schools, strong household incomes, and a high quality of life.

Historic Retail Main Street

Old Ellicott City features a vibrant collection of locally owned boutiques, chef-driven restaurants, cafés, galleries, and specialty shops set within a walkable Main Street environment. The district draws consistent foot traffic from both residents and tourists, serving as a unique retail and dining destination in Howard County. Visitors also enjoy easy walking access to nearby parks and scenic trails along the Patapsco River, adding to the area's appeal as both a historic and outdoor destination. Multiple public parking lots and on-street parking options are conveniently located throughout the district, supporting steady visitor traffic and extended stays.





Adaptive Reuse & Preservation

The historic Ellicott Mill will be thoughtfully restored and preserved by Terra Nova Ventures, LLC, maintaining the architectural character and authentic mill-town aesthetic of Historic Old Ellicott City. The project will honor the area's historic stone and industrial heritage through the use of traditional materials and careful design.

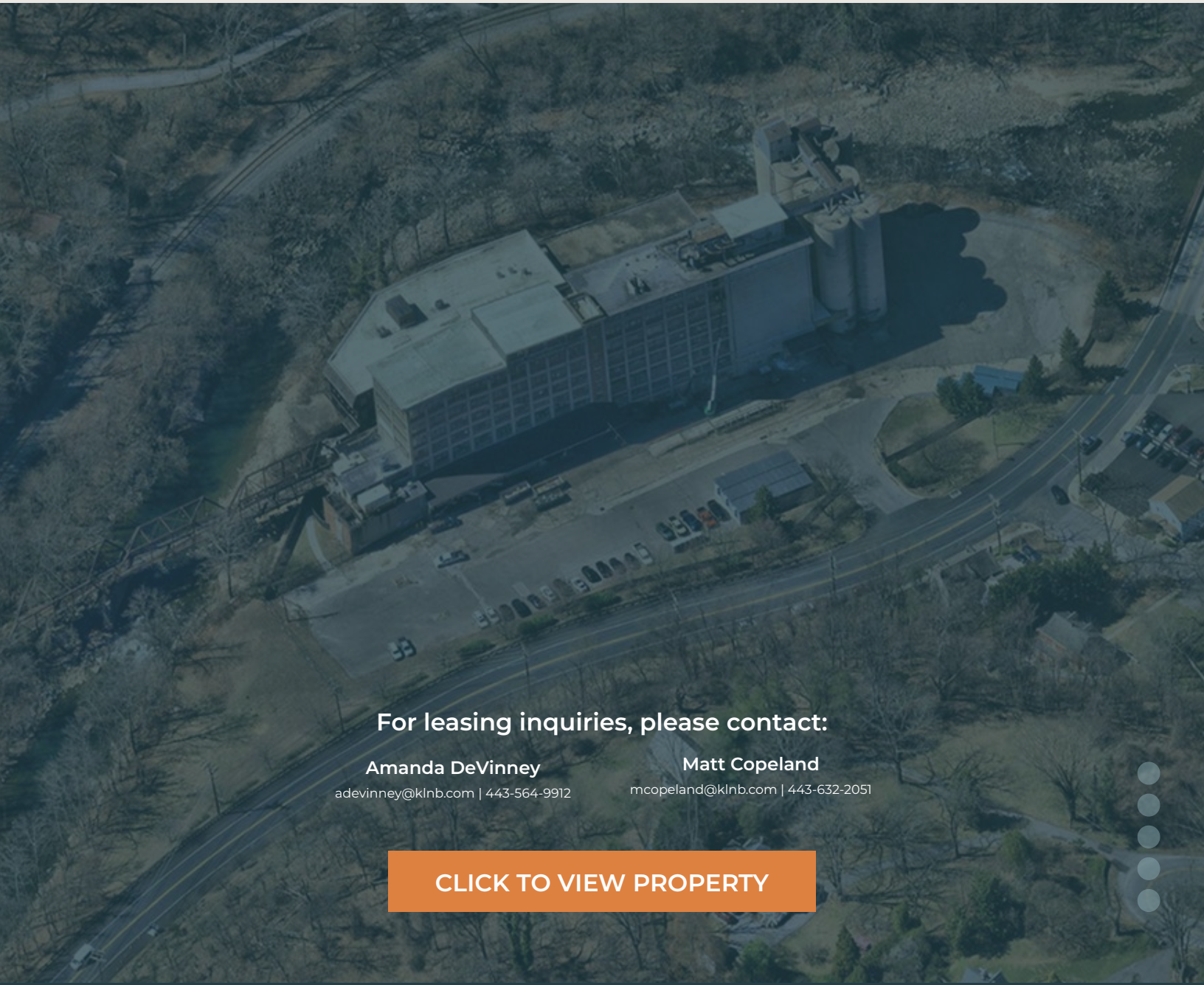








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