



RESTAURANT PROPERTY FOR SALE



PROPERTY DESCRIPTION

Unique investment opportunity with this craftsman style building, previously an art studio & gallery and currently a restaurant site. Exposed rough wooden beams, floating staircases and beautiful wood floors add character to this eclectic business location which consists of 3,240 SF including a fully equipped commercial kitchen with walk in coolers, freezer and hood system. Generous seating available, spacious bar with expansive indoor and outdoor eating areas. The versatile potential of this property, along with a savvy creative business-minded investor could turn this location into a premier Tri-Cities destination site centrally located. Close to several local marinas, this property also has a small meandering stream with view not to mention a fun place for kids to play. The ambiance could provide a great place for entertainment and relaxation. Ample parking in front and back, with excellent road frontage. Don't miss out on this exceptional property with endless possibilities for your investment portfolio. Restaurant equipment, furniture & supplies are negotiable.

TOMMY PERRIGAN

Retail Consultant
423.967.3080
tommy@ira-realty.com

OFFERING SUMMARY

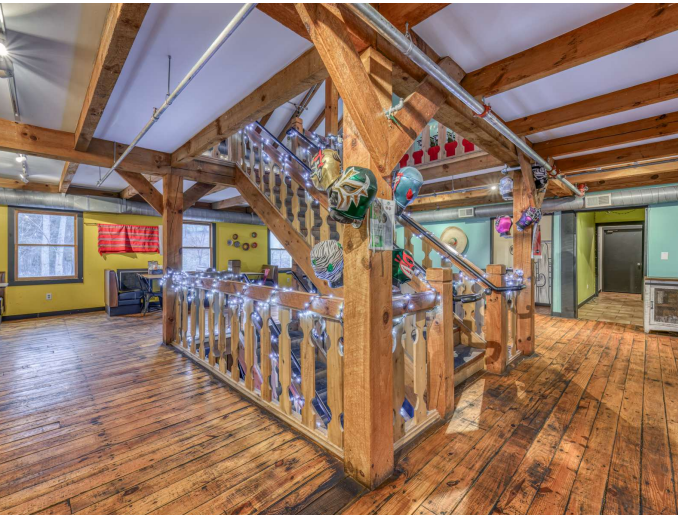
Sale Price:	\$849,000
Number of Units:	1
Lot Size:	1.84 Acres
Building Size:	3,240 SF

LOCATION

Interstate Realty Advisors is proud to present a unique investment opportunity at 4903 N Roan St, Johnson City, TN. Situated in the sought-after Johnson City and Gray market near the Boones Creek area, close to Boone Lake and marinas. This site could truly be a premier destination in the Tri-Cities, as it is centrally located with excellent road frontage on North Roan Street.



MAIN LEVEL



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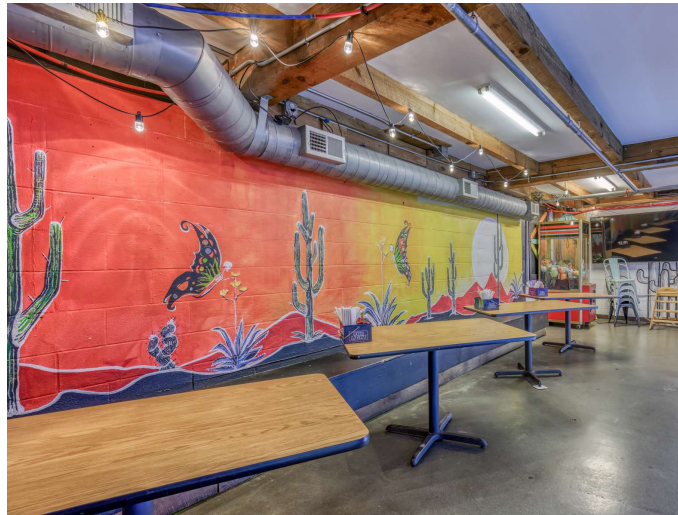
UPPER LEVEL



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LOWER LEVEL



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COMMERCIAL GRADE KITCHEN



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OUTSIDE BAR AND DINING AREA



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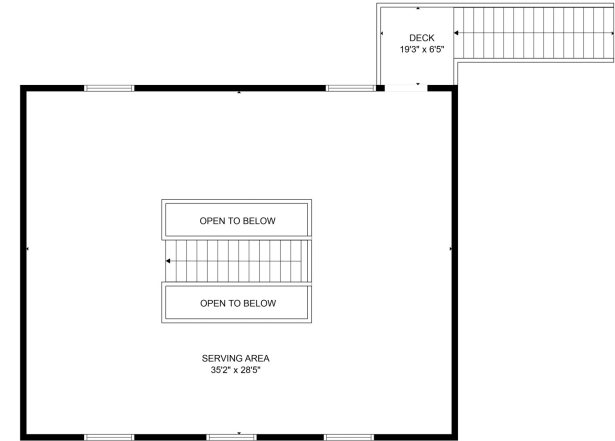




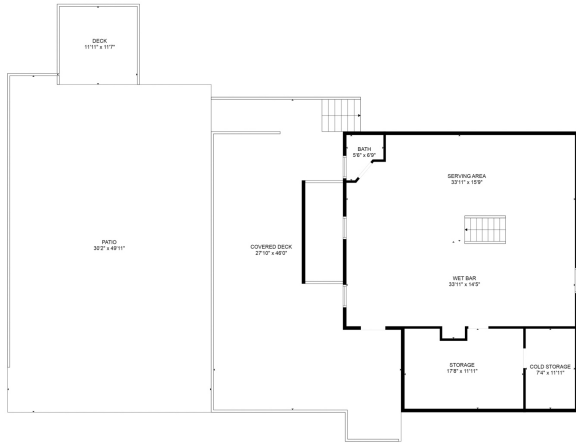
FLOOR PLAN



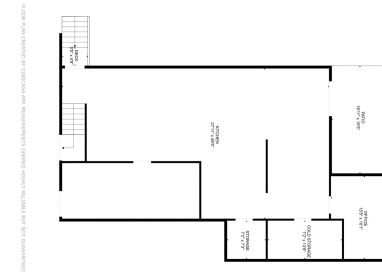
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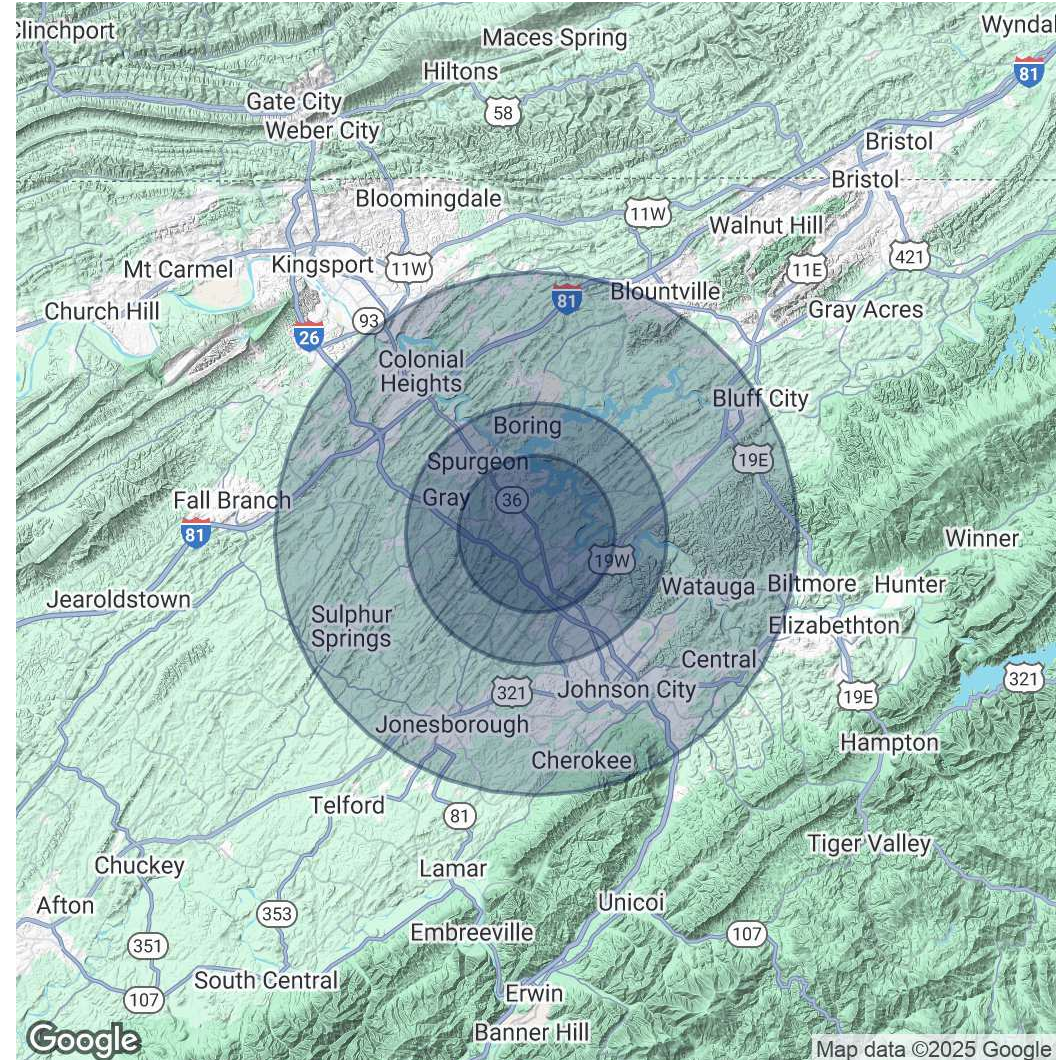


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	20,348	47,856	174,485
Average Age	43	44	42
Average Age (Male)	42	43	42
Average Age (Female)	44	45	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,603	20,926	73,375
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$111,828	\$112,203	\$93,354
Average House Value	\$364,290	\$357,272	\$305,835

Demographics data derived from AlphaMap



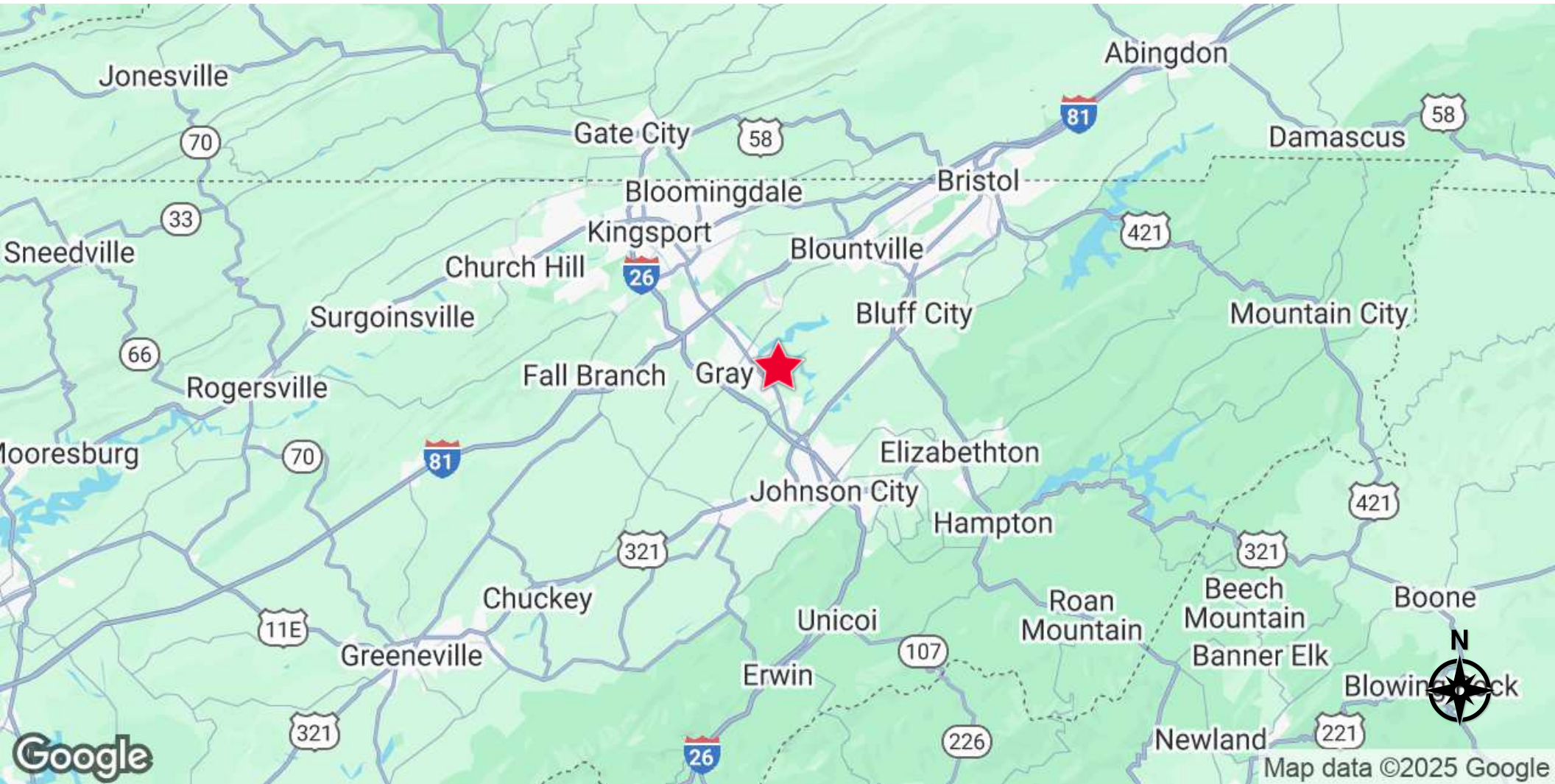
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LOCATION MAP



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