



**POUNDERS
& ASSOCIATES**

COMMERCIAL REAL ESTATE

FOR SALE

FREESTANDING RESTAURANT BUILDING

103 N MILITARY ST, LORETTO, TN 38469

For more information:

JUSTIN BISHOP, CCIM

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SECTION 1

PROPERTY INFORMATION

EXECUTIVE SUMMARY

OFFERING SUMMARY

Sale Price:	\$795,000
Building Size:	2,920 SF
Lot Size:	1.17 Acres
Price / SF:	\$272.26
Year Built:	2021
Zoning:	C-2

PROPERTY OVERVIEW

Positioned at the signalized intersection of North Military Street (U.S. Highway 43) and Commerce Street, this 2,920-square-foot quick service restaurant offers excellent visibility, functionality, and access. Built in 2020 and previously occupied by Burger King, the property sits on a 1.17-acre corner lot and features a drive-thru, 27 surface parking spaces, and durable masonry construction in excellent condition.

The site is ready for immediate occupancy, with multiple access points, a level topography, and no deferred maintenance. Zoned C-2 (Highway Commercial District), it supports a broad mix of permitted uses including restaurant, retail, service, and hospitality—ideal for franchisees, independent operators, or investors seeking a turnkey opportunity in Loretto’s primary commercial corridor.

All major utilities are in place, with water, sewer, and natural gas provided by Loretto Utilities, electricity furnished by Lawrenceburg Utility Systems, and telecommunications services available through AT&T, Verizon, Spectrum, and other providers.

Surrounded by trade, transportation, and manufacturing employment hubs, this site is well-positioned for immediate reactivation or redevelopment in a steadily growing Middle Tennessee market.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 2,920 SF freestanding restaurant building
- 1.17-acre corner lot with high visibility
- Built in 2020 | Excellent condition | Central HVAC
- Drive-thru with 27 on-site parking spaces
- Zoned C-2 | Broad retail, service & hospitality uses
- Signalized intersection with multiple ingress/egress points
- No deferred maintenance | Move-in ready



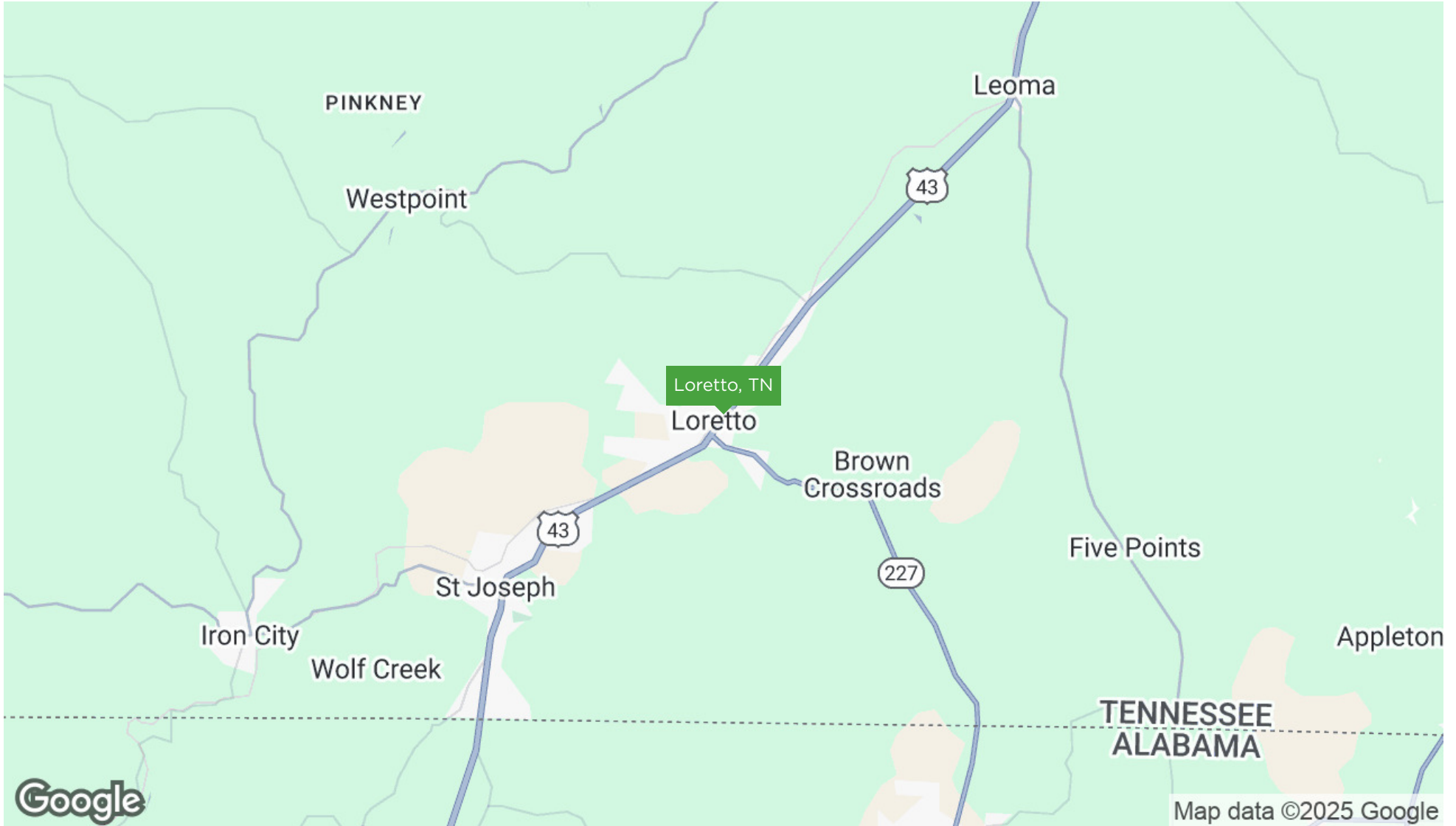
ADDITIONAL PHOTOS



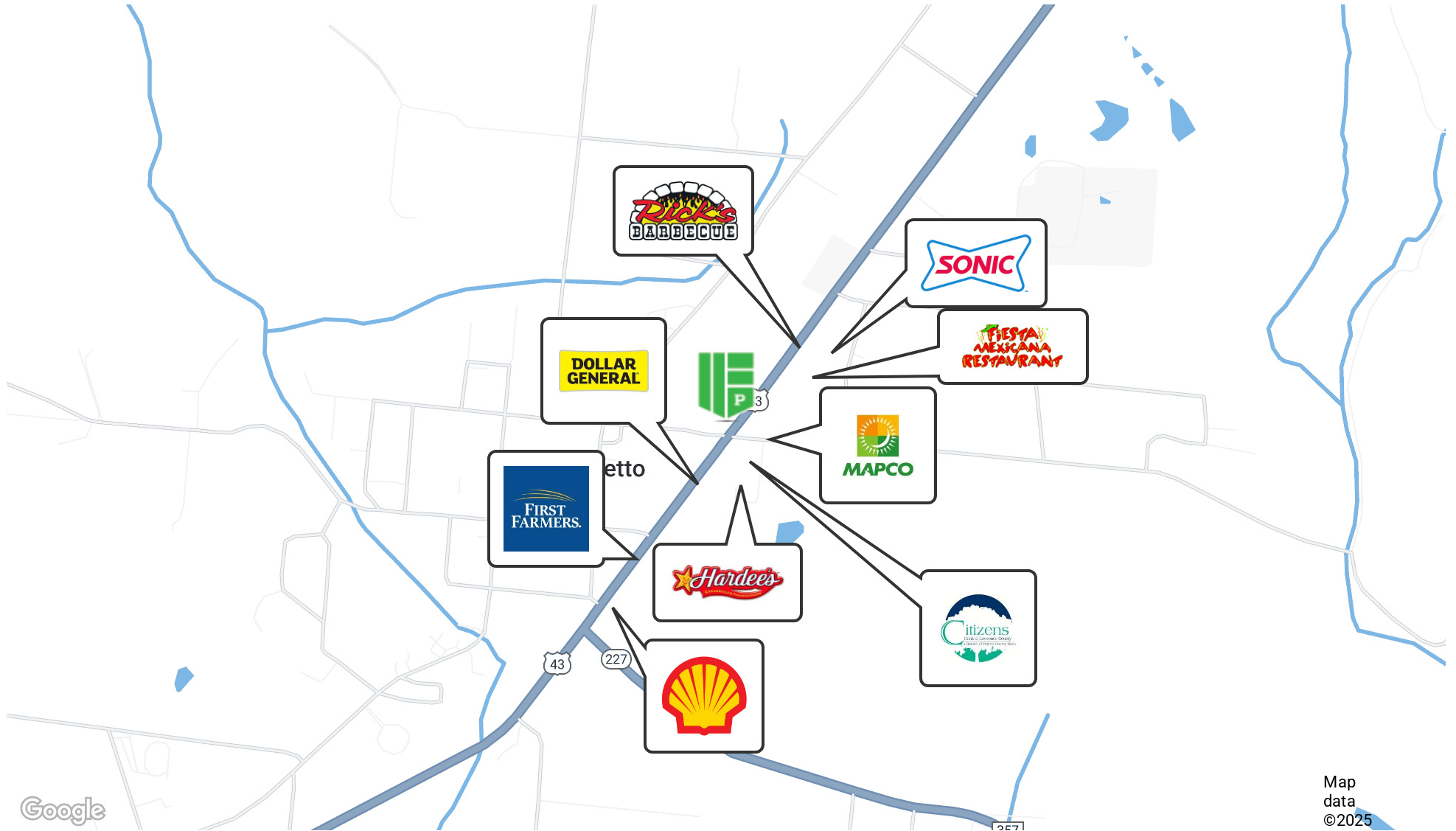
SECTION 2

LOCATION INFORMATION

REGIONAL MAP



LOCATION MAP



Map
data
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AERIAL MAP



SECTION 3

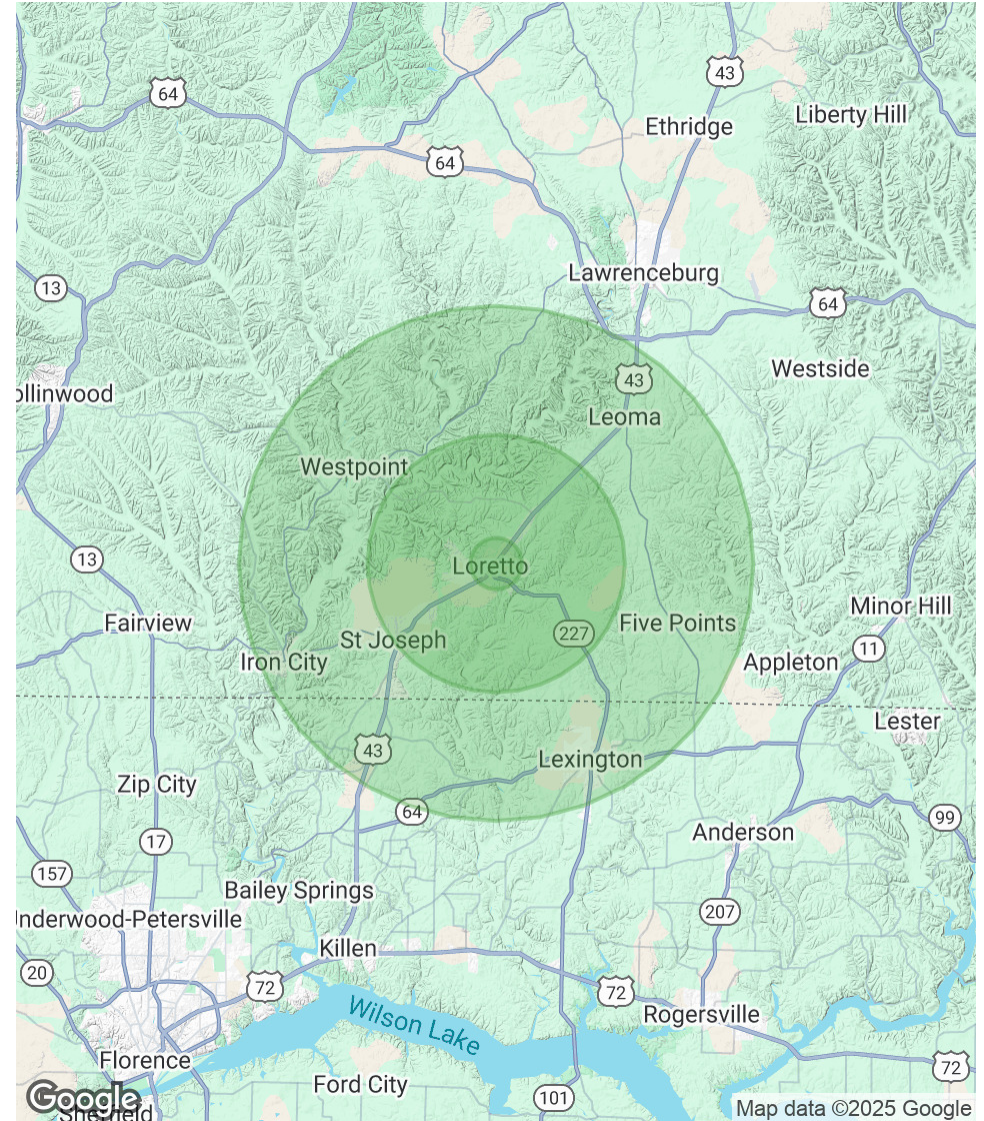
DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,092	5,102	16,072
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	446	2,044	6,468
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$79,913	\$75,103	\$77,897
Average House Value	\$197,672	\$184,228	\$202,500

Demographics data derived from AlphaMap



SECTION 4

ADVISOR BIOS

JUSTIN BISHOP, CCIM

President



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PROFESSIONAL BACKGROUND

Justin Bishop is the President and owner of Pounders & Associates, Inc., the Shoals area's leading commercial real estate firm.

In 2003, while pursuing a business degree from the University of North Alabama, Justin Bishop started a small business to provide graphic design and web development services to a wide-ranging clientele that included non-profit organizations, churches, and companies across North Alabama. After graduating in 2006, Justin began his real estate career and affiliated with Coldwell Banker®, a global and local leader in residential real estate. It was during these early years of selling homes and learning the real estate business that he began to realize a passion for commercial and investment real estate.

In 2011, Justin Bishop joined Pounders & Associates to pursue commercial real estate on a full-time basis. In 2014, Bishop became a Certified Commercial Investment Member (CCIM), a professional designation that is awarded to the most highly skilled and competent commercial and investment real estate practitioners in the industry. After successfully completing 200 hours of extensive graduate-level coursework, Justin assembled a qualifying portfolio of commercial real estate transactions, demonstrating proficiency not only in theory, but also in practice. CCIMs are recognized experts in commercial real estate brokerage, leasing, asset management, valuation, and investment analysis. He is also a member of the International Council of Shopping Centers (ICSC).

EDUCATION

University of North Alabama - Bachelor of Business Administration

MEMBERSHIPS & AFFILIATIONS

CCIM - Certified Commercial Investment Member

ICSC - International Council of Shopping Centers