



For Sale or Lease



1 N Lowry St

SMYRNA, TN 37167

PRESENTED BY:

KYLE ROBESON

O: 615.671.4544

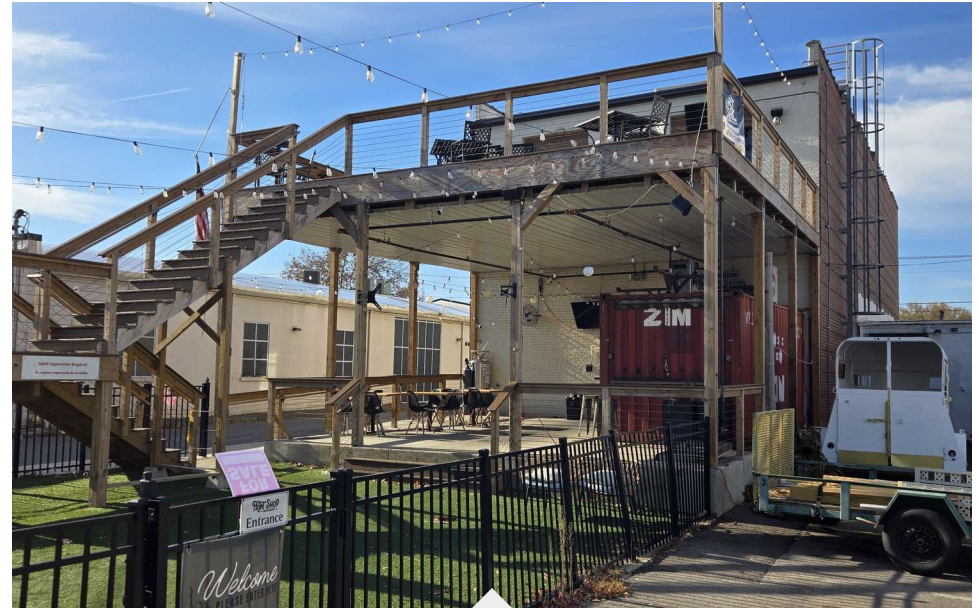
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PROPERTY DETAILS & HIGHLIGHTS

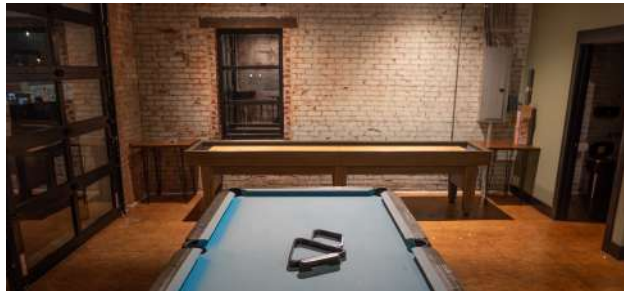
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Restaurant/Bar
APN	0271 A 01400
BUILDING SIZE	5,220 SF
LOT SIZE	5,283 SF
BUILDING CLASS	B
YEAR BUILT	1950
NUMBER OF FLOORS	2
NUMBER OF BUILDINGS	1

Fully renovated second generation restaurant/bar available for purchase or lease. 5,000 SF of interior space between two floors, along with a full dry basement for storage. The ground level includes a large ~3,000SF outdoor beer garden with its own standalone bar and the 2nd floor has a large deck with additional outdoor seating where you can watch your favorite game under the stars. Well positioned on a hard corner in the heart of the recently revitalized “Depot District” of downtown Smyrna. Beautiful exposed ceiling and brick walls. The seller has literally updated every part of this property from the framing, trusses, foundation, grease trap, sprinkler system, roof, MEP lines/systems, electrical, HVAC, plumbing, windows, doors (including custom overhead glass doors), custom shelving, and custom-built bar. Full commercial kitchen located on the 1st floor. Ample parking in the rear. Don’t miss out on this unique opportunity to own or lease a fully turn-key restaurant/bar.

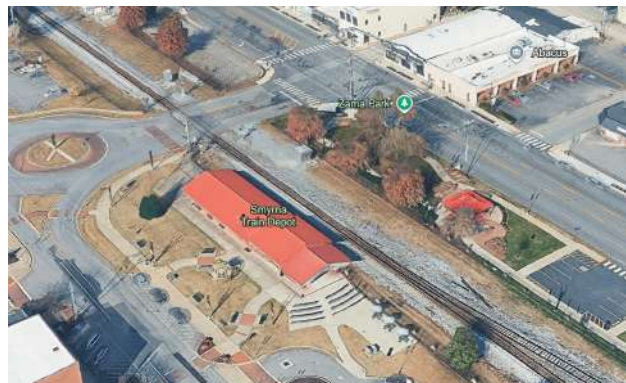


- Fully renovated, turn-key restaurant/bar with all major systems and structural components updated
- 5,000 SF interior plus a full dry basement for storage
- ~3,000 SF outdoor beer garden with its own standalone bar
- Prime hard-corner location in Smyrna’s revitalized Depot District
- Full commercial kitchen already in place and ready for operations

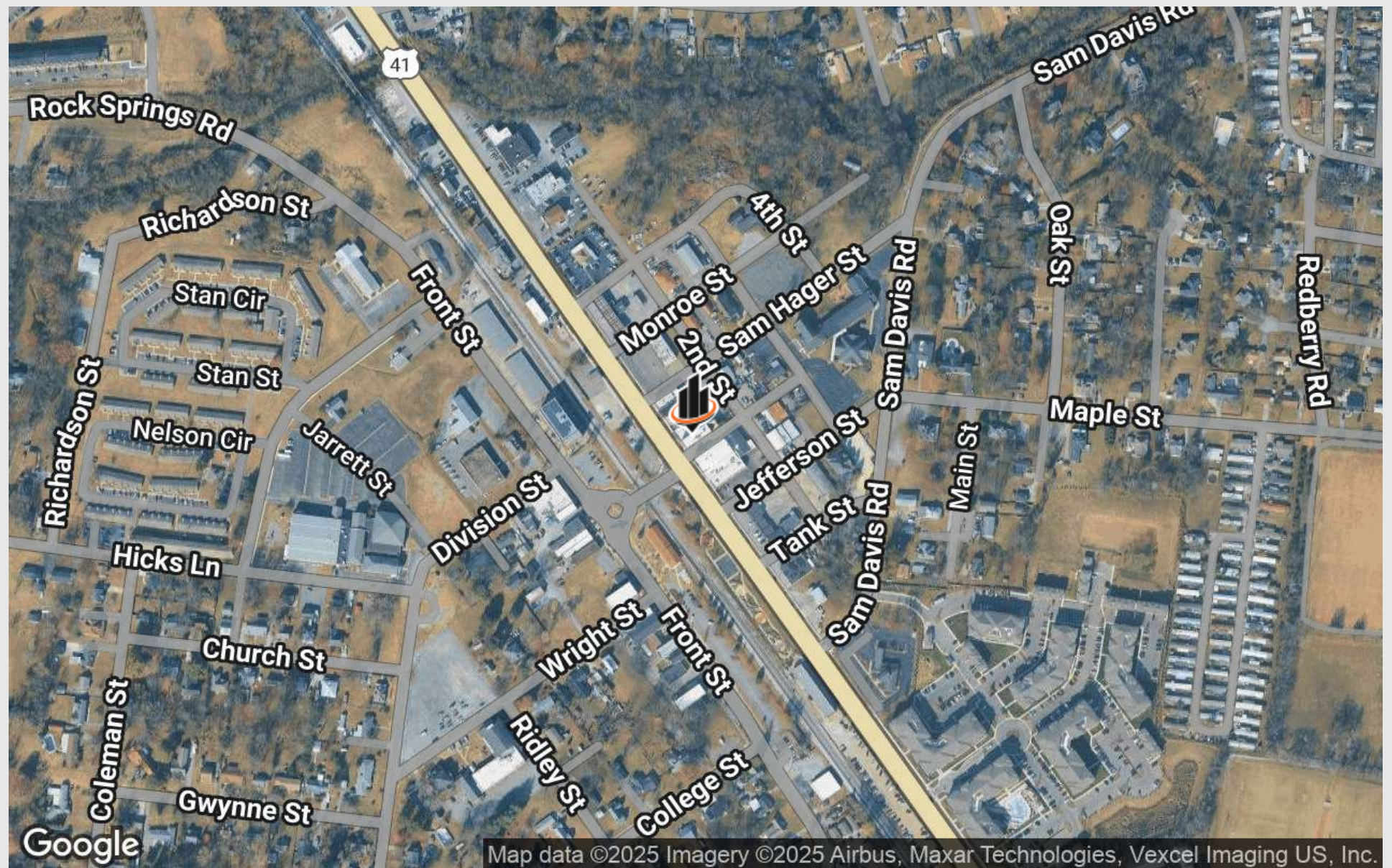
PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP

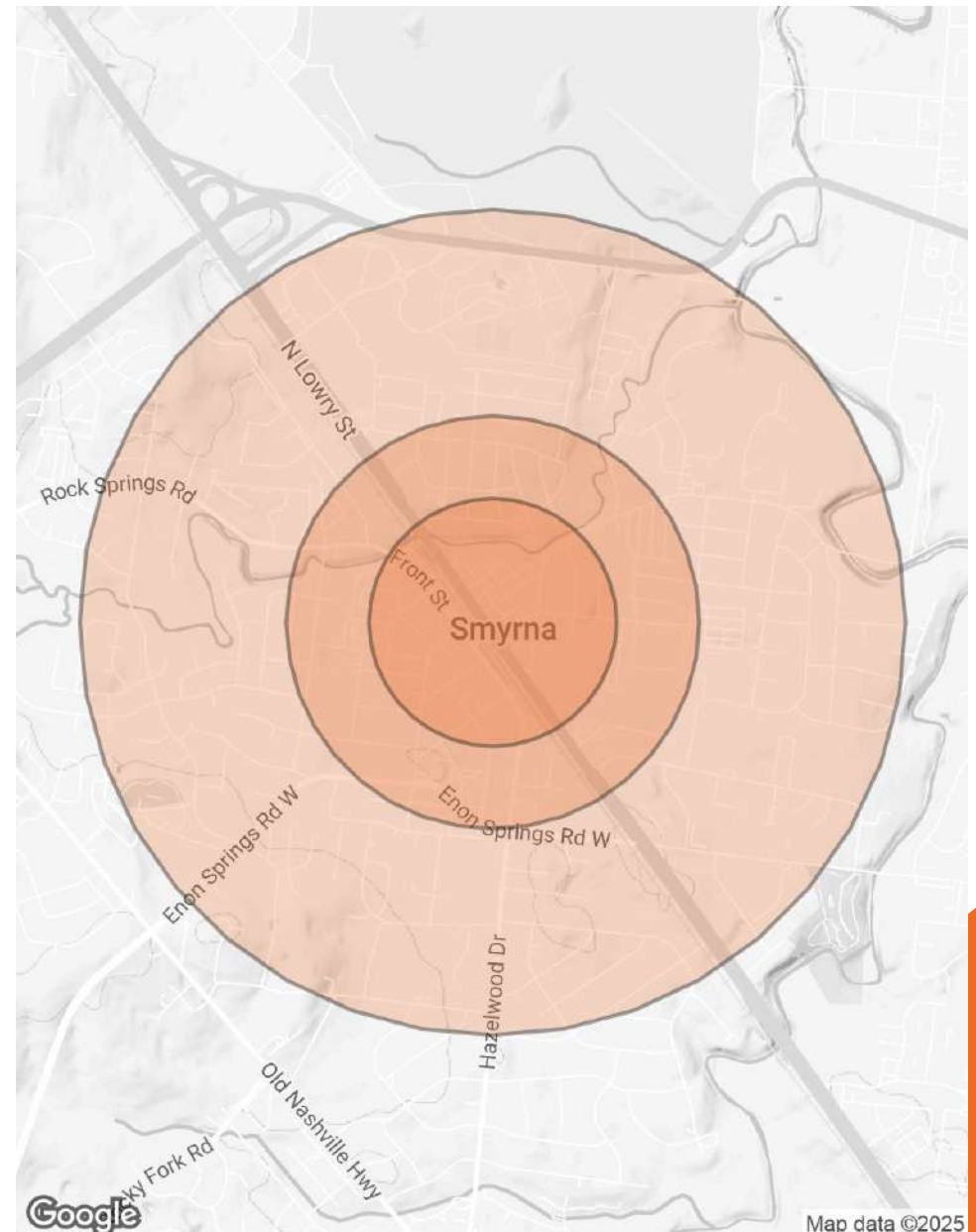


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	870	2,653	7,848
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	36	36	36
AVERAGE AGE (FEMALE)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	333	1,012	3,020
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$68,948	\$69,804	\$69,158
AVERAGE HOUSE VALUE	\$277,062	\$274,017	\$275,752

Demographics data derived from AlphaMap



ADVISOR BIO



KYLE ROBESON

Advisor

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PROFESSIONAL BACKGROUND

My real estate experience started in my early twenties when I became an outside sales manager for a building supply company in Illinois. Having learned as much as I could about the construction industry, I then took that knowledge to the field of appraising. I was a Certified Real Estate Appraiser for 12 years and owned and operated my own appraising firm in Charleston, SC. Additionally, I am a real estate investor, owning both a flipping company and long-term holding company. After relocating to Nashville, TN in 2021, I decided to become a commercial real estate agent so I could follow my passion of working with fellow entrepreneurs. I really enjoy helping entrepreneurs find solutions to their commercial real estate needs. I bring my 20 years of real estate experience into every transaction, making me uniquely qualified to be an advisor/advocate for my clients. I am honored to serve my clients with their commercial real estate needs, while building long-lasting relationships.

MEMBERSHIPS

National Association of Realtors
Greater Nashville Association of Realtors
CCIM
CCIM of Middle Tennessee
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SVN | Accel Commercial Real Estate

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