

Turn-key full-service restaurant building

OFFERING MEMORANDUM | 320 WEST COLLEGE STREET | PULASKI, TN

Exclusively Listed by

Jenny Adcox - Broker | (615) 302-5152 | jennyadcox@kwcommercial.com | 332169, TN

KW Commercial Middle Tennessee

5083 Main Street
Spring Hill, TN 37174

Each Office is Independently Owned and Operated

Table of Contents



01 - Property Information

Property Summary	4
Property Description	5
Property Photos	6

02 - Location Information

Regional Map	13
Location Maps	14
Aerial Map	15

03 - Trade Area Overview

Business Map	17
Demographics	18

04 - Agent Profile

Professional Bio	20
Disclaimer	21

Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

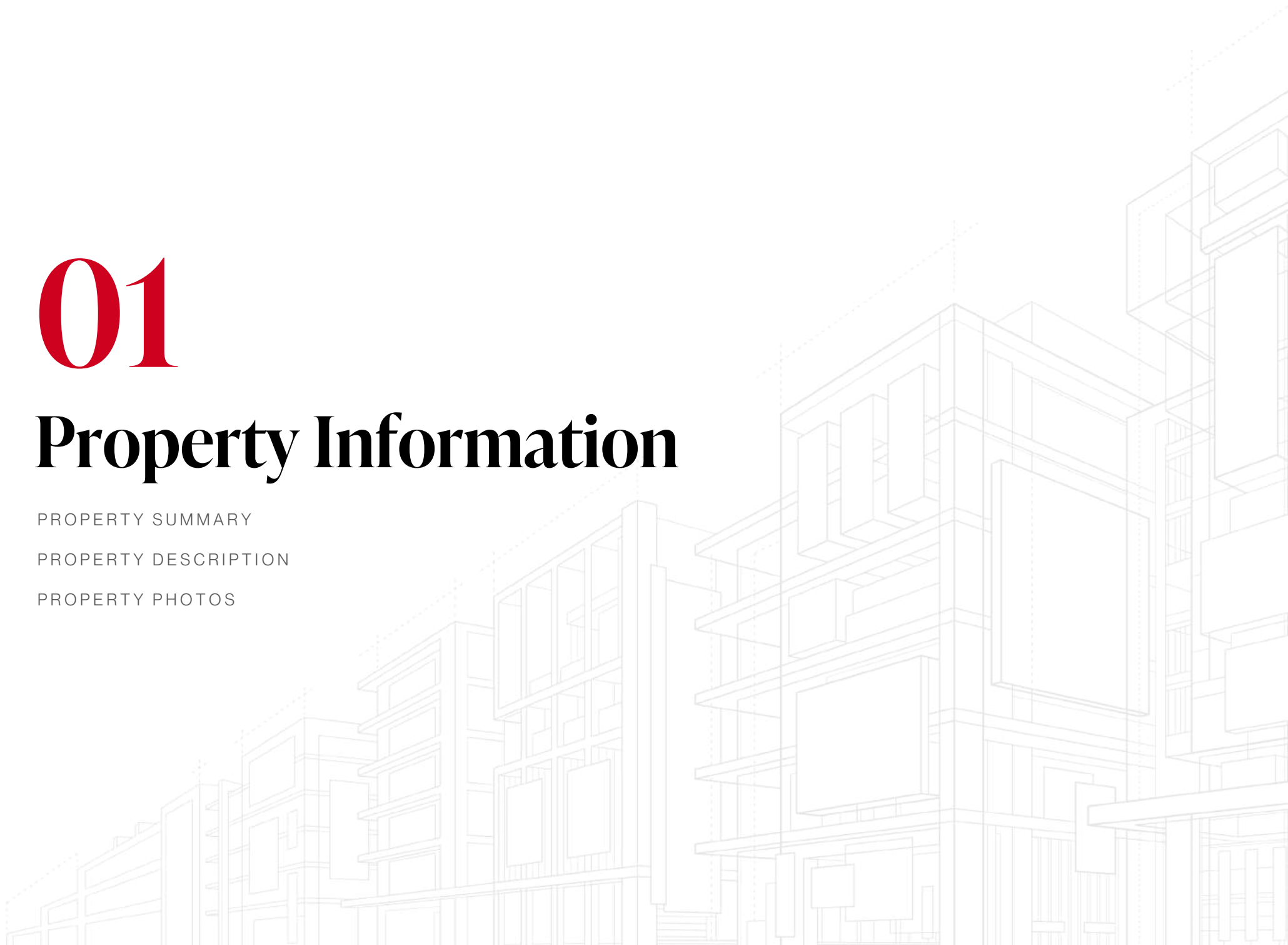
01

Property Information

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY PHOTOS



Property Summary



Property Summary

APN:	096D D 022.00
Lot Size:	0.54 Acres
Parking:	37
Building Name:	320 W College St, Pulaski TN
Purchase Price:	\$1,400,000
Year Built:	1978
Zoning:	C3

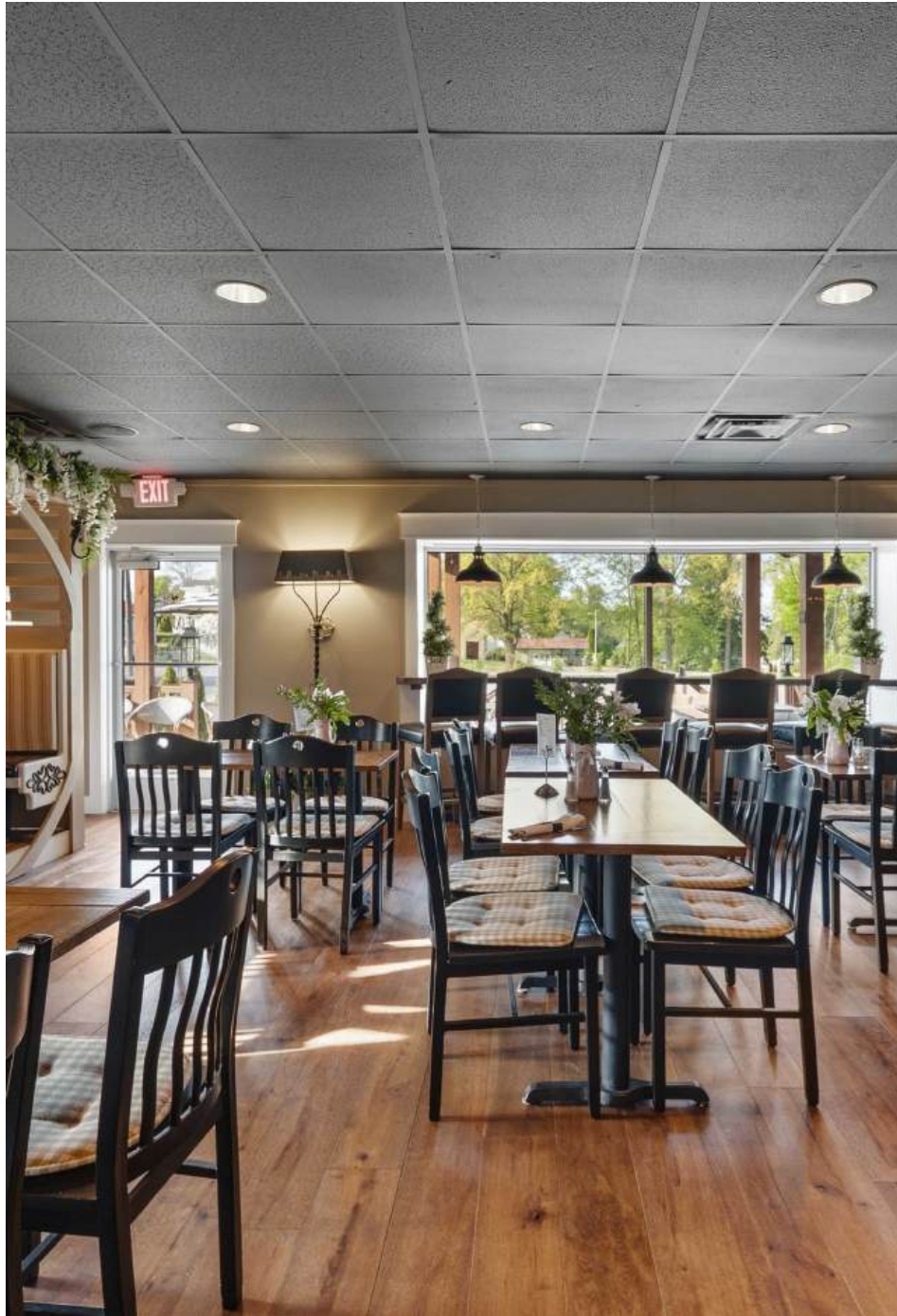
Property Overview

Turn-key full-service restaurant building with updated interior and kitchen systems
Fully equipped: hood, walk-in freezer, walk-in refrigerator, liquor license
Rare 37 dedicated on-site parking spaces for downtown/central Pulaski
High-visibility C3 corridor location with redevelopment potential
Significant value-add for restaurant operators; minimal conversion required

Location Overview

Located within Pulaski's primary commercial corridor, the property benefits from proximity to downtown, established retail, and surrounding residential density. The area supports steady local traffic and continued demand for small-format retail and restaurant space.

Property Description



320 W College St, Pulaski TN

Freestanding $\pm 1,908$ SF retail building configured for full-service restaurant use, located on ± 0.54 acres along W College St in Pulaski, TN. The property has been recently updated and includes a fully equipped kitchen with hood system, walk-in freezer, and refrigeration. With 37 on-site parking spaces and C3 zoning, the asset offers a true turn-key opportunity for restaurant operators or investors seeking minimal conversion cost and immediate usability.

BUILDING DETAILS

- Building Size: $\pm 1,908$ SF
- Current Use: Restaurant / Retail Food Service
- Year Built: 1978 (Effective Year: 2020)
- Configuration: Full-service restaurant layout

Key Improvements:

- Commercial hood system
- Walk-in freezer
- Walk-in refrigerator
- Existing kitchen buildout
- Dining area in place
- Licensing: Liquor license included (subject to transfer/approval)
- Additional Features:
 - ± 324 SF covered/open porch
 - Existing restaurant layout (convertible)

**This is a currently operating business. Please do not discuss with employees.

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



02

Location Information

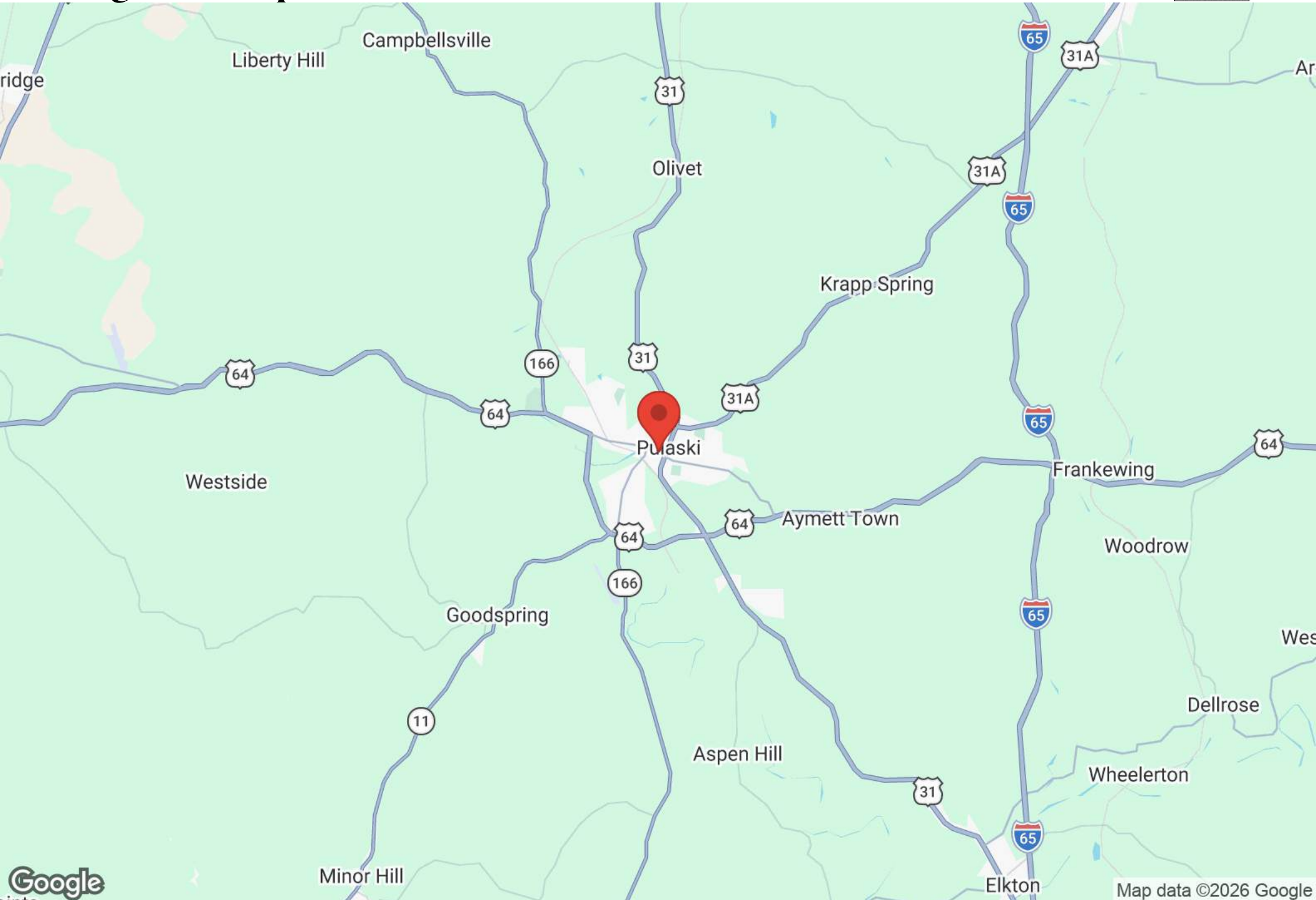
REGIONAL MAP

LOCATION MAPS

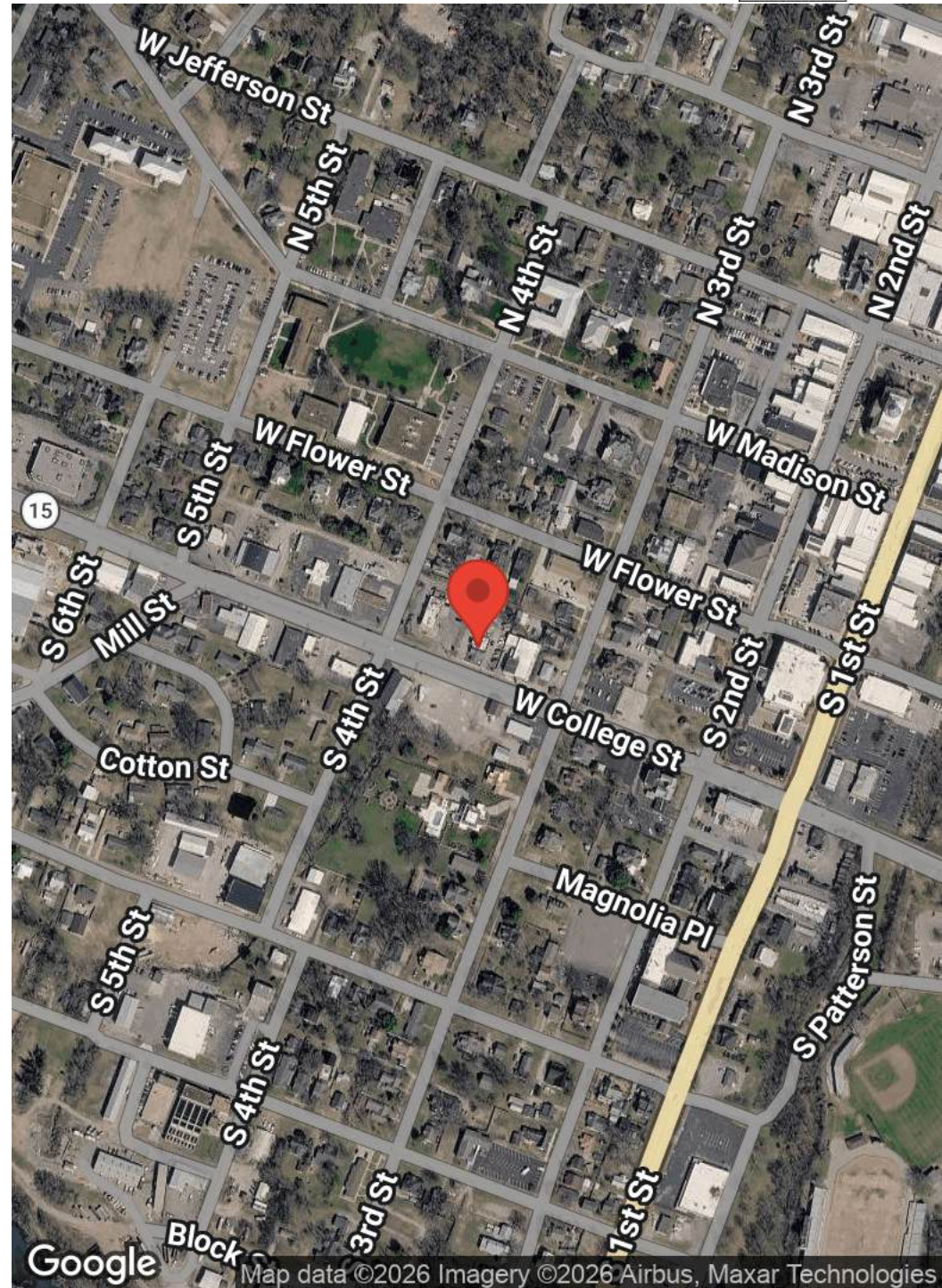
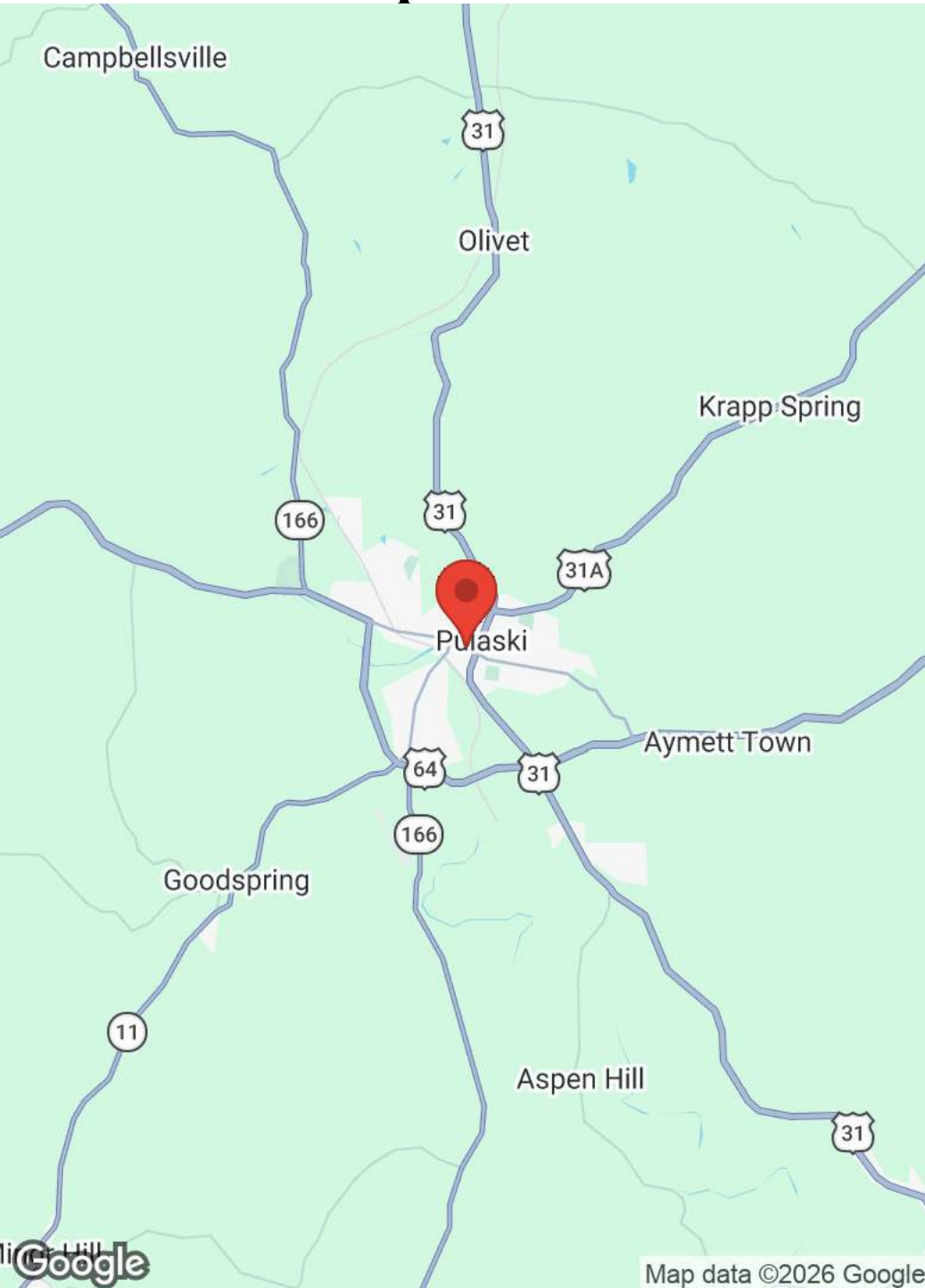
AERIAL MAP



Regional Map



Location Maps



Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies

03

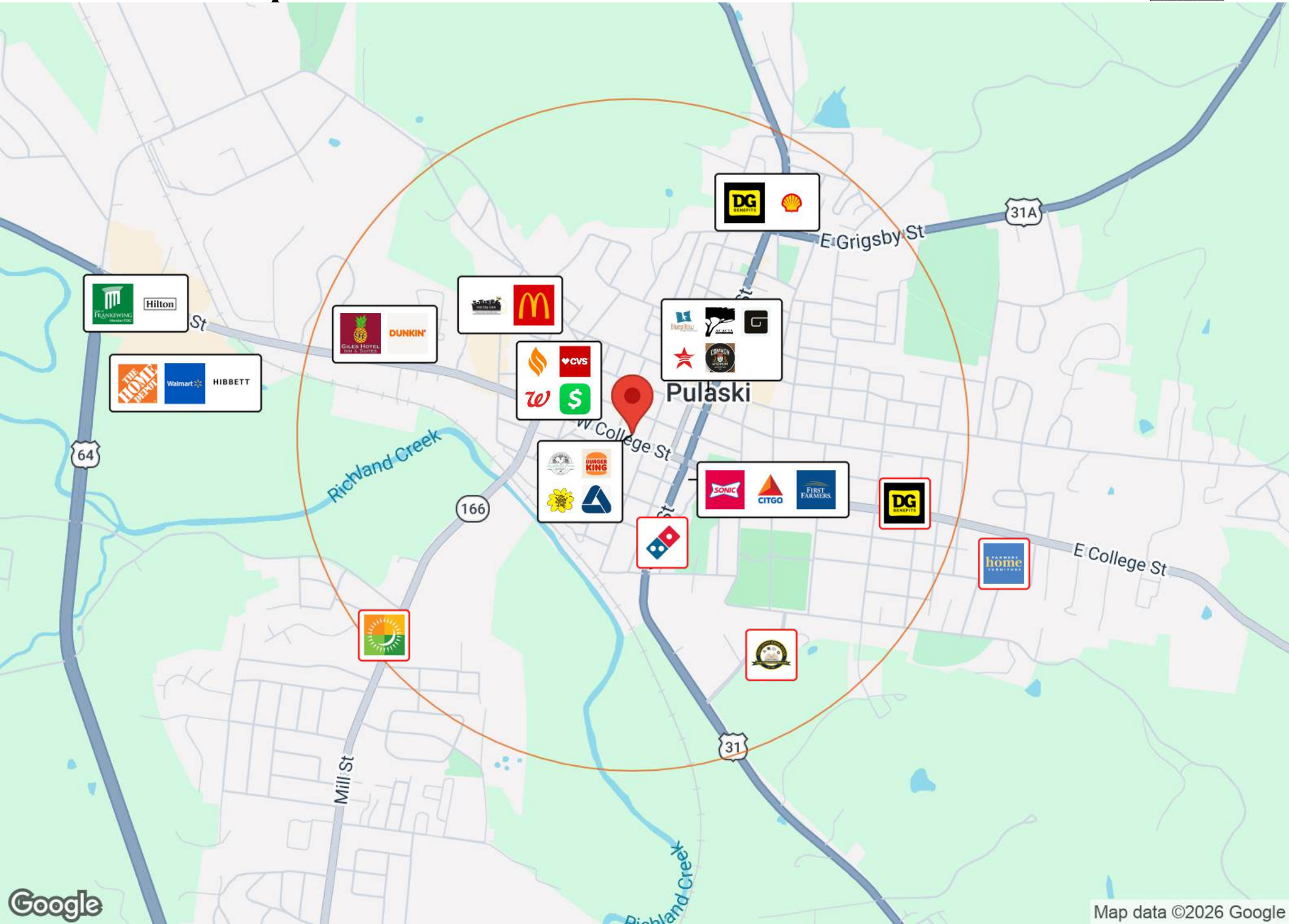
Trade Area Overview

BUSINESS MAP

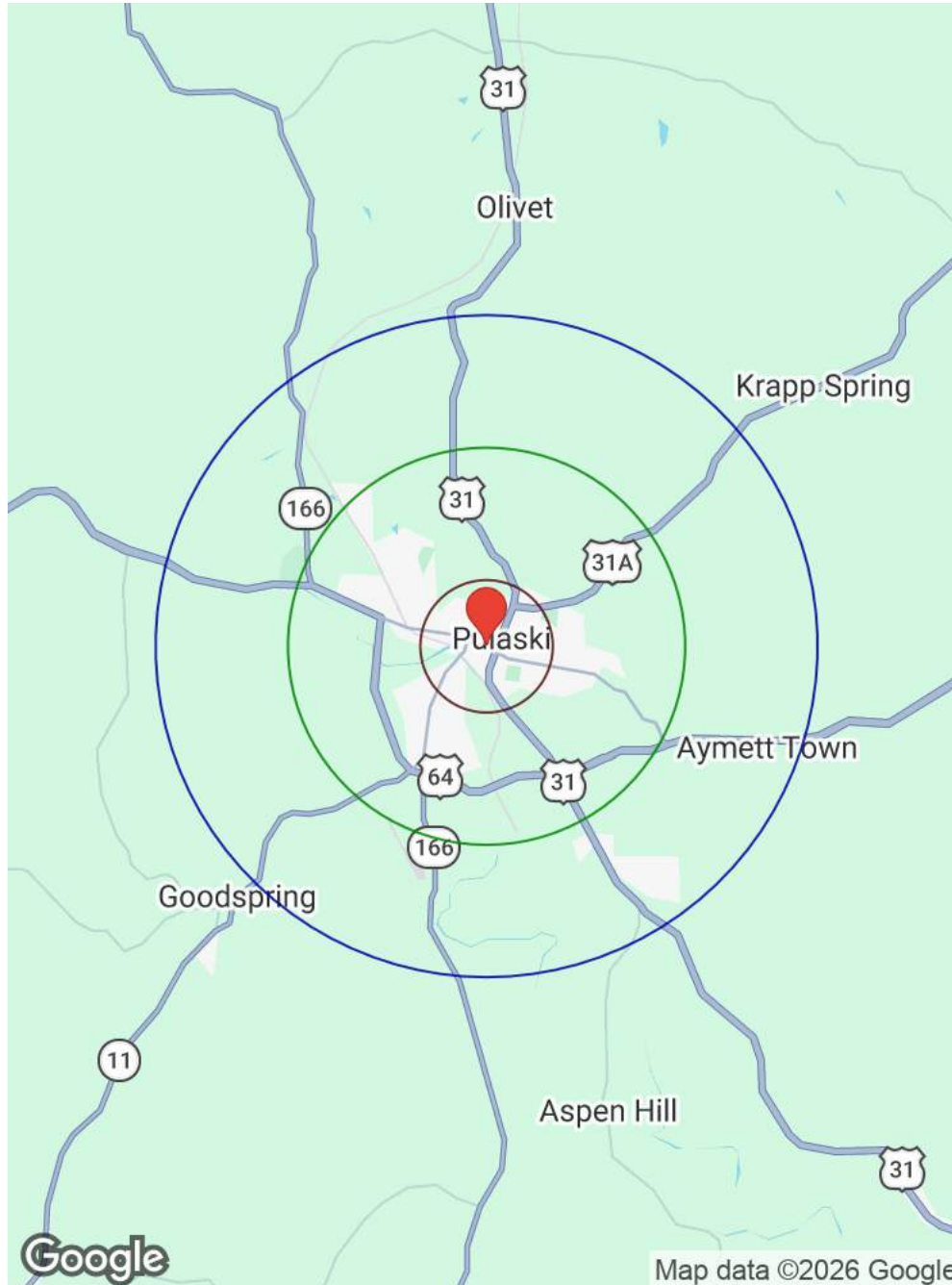
DEMOGRAPHICS



Business Map



Demographics



Distance: ○ 1Mile ○ 3Miles ○ 5Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,411	4,971	6,488
	Female	2,146	4,862	6,450
	Total Population	4,557	9,833	12,938
Race / Ethnicity	White	3,439	7,663	10,209
	Black	752	1,411	1,771
	Am In/AK Nat	9	20	27
	Hawaiian	3	3	3
	Hispanic	176	365	454
	Asian	42	78	89
	Multiracial	130	287	376
	Other	5	7	8
	Housing	Total Units	2,128	4,642
Occupied		1,838	4,069	5,334
Owner Occupied		830	2,256	3,186
Renter Occupied		1,008	1,813	2,148
Vacant		290	573	721
Age	Ages 0 - 14	753	1,672	2,206
	Ages 15 - 24	767	1,406	1,798
	Ages 25 - 54	1,543	3,401	4,517
	Ages 55 - 64	548	1,266	1,709
	Ages 65+	947	2,087	2,709
Income	Median	\$42,670	\$52,145	\$55,671
	Under \$15k	426	703	846
	\$15k - \$25k	218	410	491
	\$25k - \$35k	152	294	357
	\$35k - \$50k	263	552	744
	\$50k - \$75k	396	791	984
	\$75k - \$100k	162	428	562
	\$100k - \$150k	91	518	790
	\$150k - \$200k	68	216	322
Over \$200k	63	156	237	

04

Agent Profile

PROFESSIONAL BIO

DISCLAIMER



Professional Bio



JENNY ADCOX

Broker

jennyadcox@kwcommercial.com

Direct: (615) 302-5152 | **Cell:** 931-628-0735

332169, TN

With more than 12 years experience in Commercial Real Estate, Industrial operations and Production, marketing and project development, I built a strong foundation for driving strategies and solutions in the commercial real estate industry. Whether handling seasoned investors or first time buyers, I acknowledge the challenges and collaboration required to accomplish their goals. It's an art to leverage the resources available and achieve the best results. I welcome that challenge because I believe in the importance of forming strong teams. While the organization may grow and the teams may change, my focus remains grounded in people. I look forward to many more years in this industry.

As a vital part of our business in real estate, we are always looking for acquiring great talent. Let me know if you are interested in pursuing an opportunity in this industry. "Careers Worth Having, Businesses Worth Owning, Lives Worth Living."

KW Commercial Middle Tennessee

5083 Main Street
Spring Hill, TN 37174
(931) 628-0735

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.


EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.


All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Jenny Adcox - Broker

 (615) 302-5152

 jennyadcox@kwcommercial.com

 332169, TN


The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.


Turn-key full-service restaurant building


OFFERING MEMORANDUM | 3100 EAST LAKE MEAD BOULEVARD | NORTH LAS VEGAS, NV

Exclusively Listed by

Jenny Adcox - Broker

 (615) 302-5152

 jennyadcox@kwcommercial.com

 332169, TN

KW Commercial Middle Tennessee

5083 Main Street
Spring Hill, TN 37174

Each Office is Independently Owned and Operated

 **COMMERCIAL**[®]


JENNY ADCOX
COMMERCIAL REAL ESTATE

www.kwcommercial.com