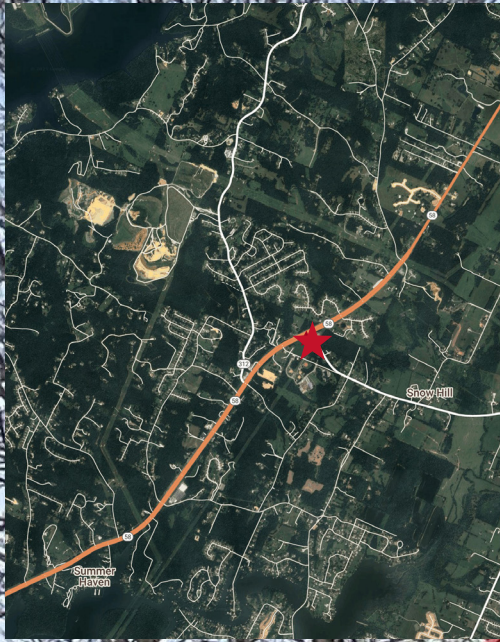


PROPERTY, F F & E,
BUSINESS
FOR SALE

9070 Highway 58, Harrison, TN 37341



Price: \$1,425,000



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

John E. Jewell
jewell@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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PROPERTY SUMMARY

9070 Highway 58 | Harrison, TN 37341



Property Summary

Price:	\$1,250,000
APN:	086 018
Building SF:	2,100
Lot Size:	0.88 Acres
Occupancy:	Currently Operating
Parking:	Surface
Signage:	Pylon
Year Built:	1999
Zoning:	C-2

Property Overview

This is a turn-key sale of business, furniture, fixtures equipment, and property. Business has growing sales Year-Over-Year and owner take home of over \$300,000 annually. Owner will convey all furniture, fixtures, and equipment at sale and will provide transition training, if desired. The restaurant has an established following for its classic menu with sales in excess of \$1,000,000 per year. Owner installed 1500 gallon grease interceptor in 2023. Additional information available with signed NDA.

PROPERTY PHOTOS

9070 Highway 58 | Harrison, TN 37341

04



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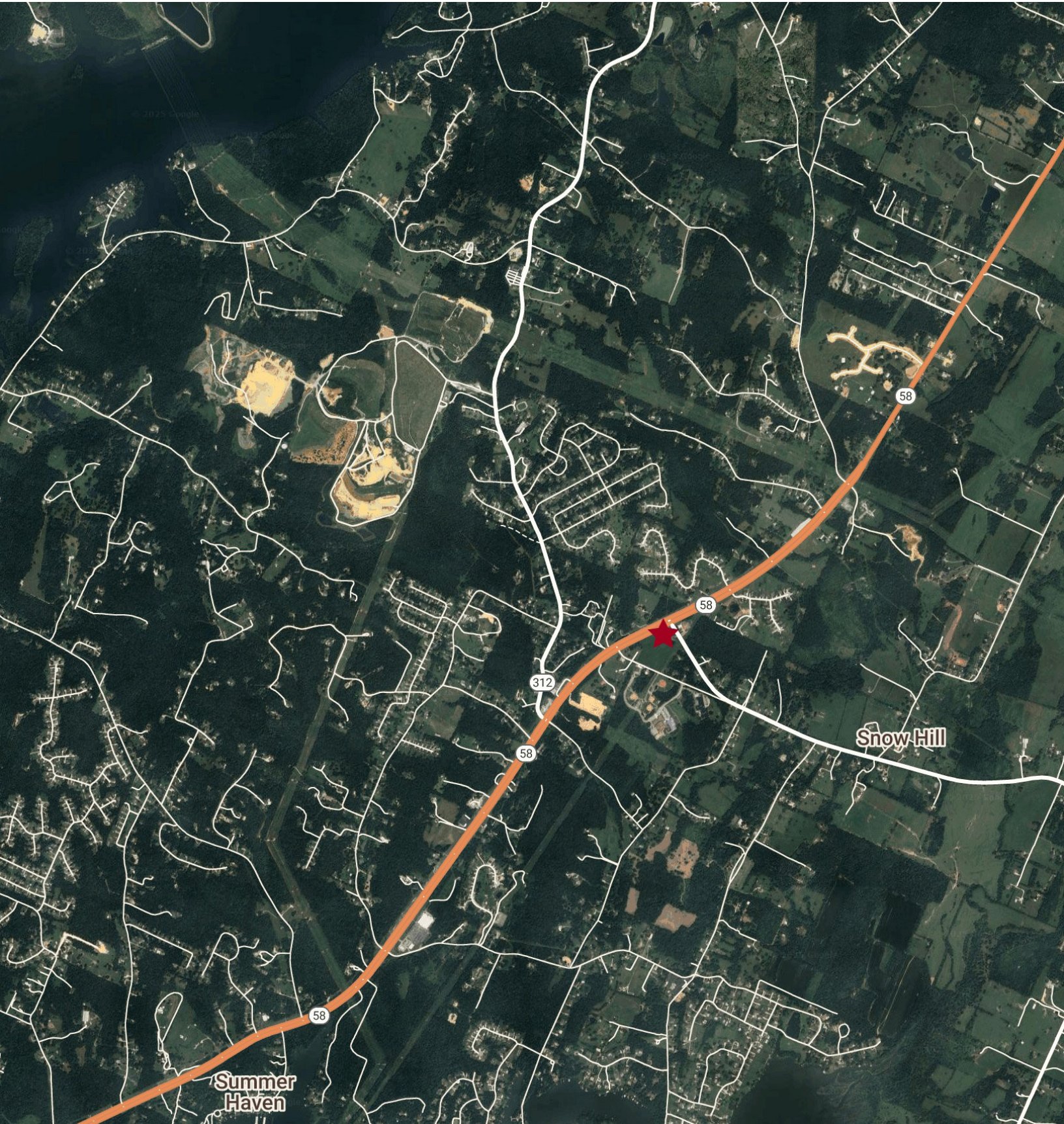
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PROPERTY MAP

9070 Highway 58 | Harrison, TN 37341

05



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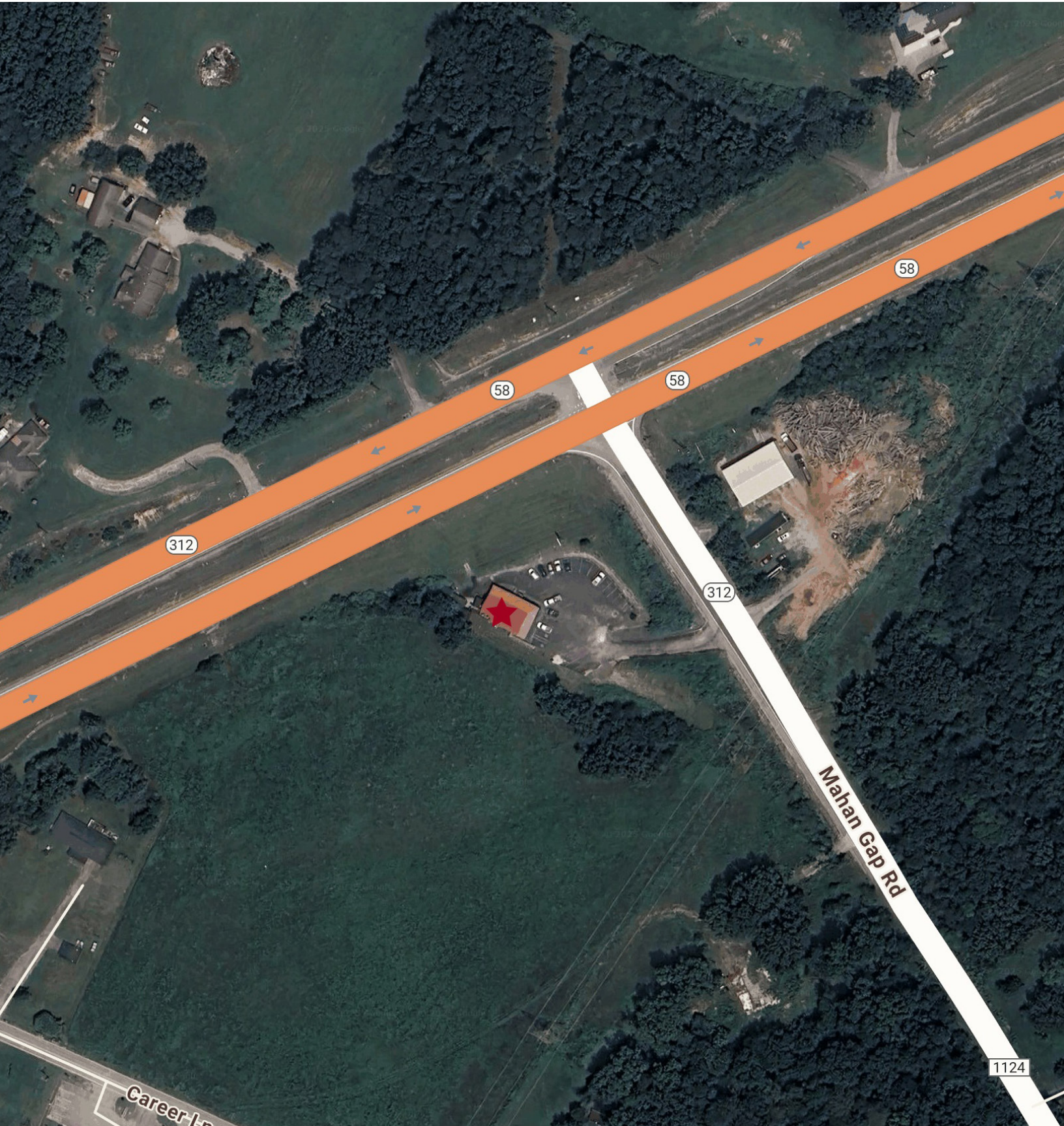
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AERIAL MAP

9070 Highway 58 | Harrison, TN 37341

07



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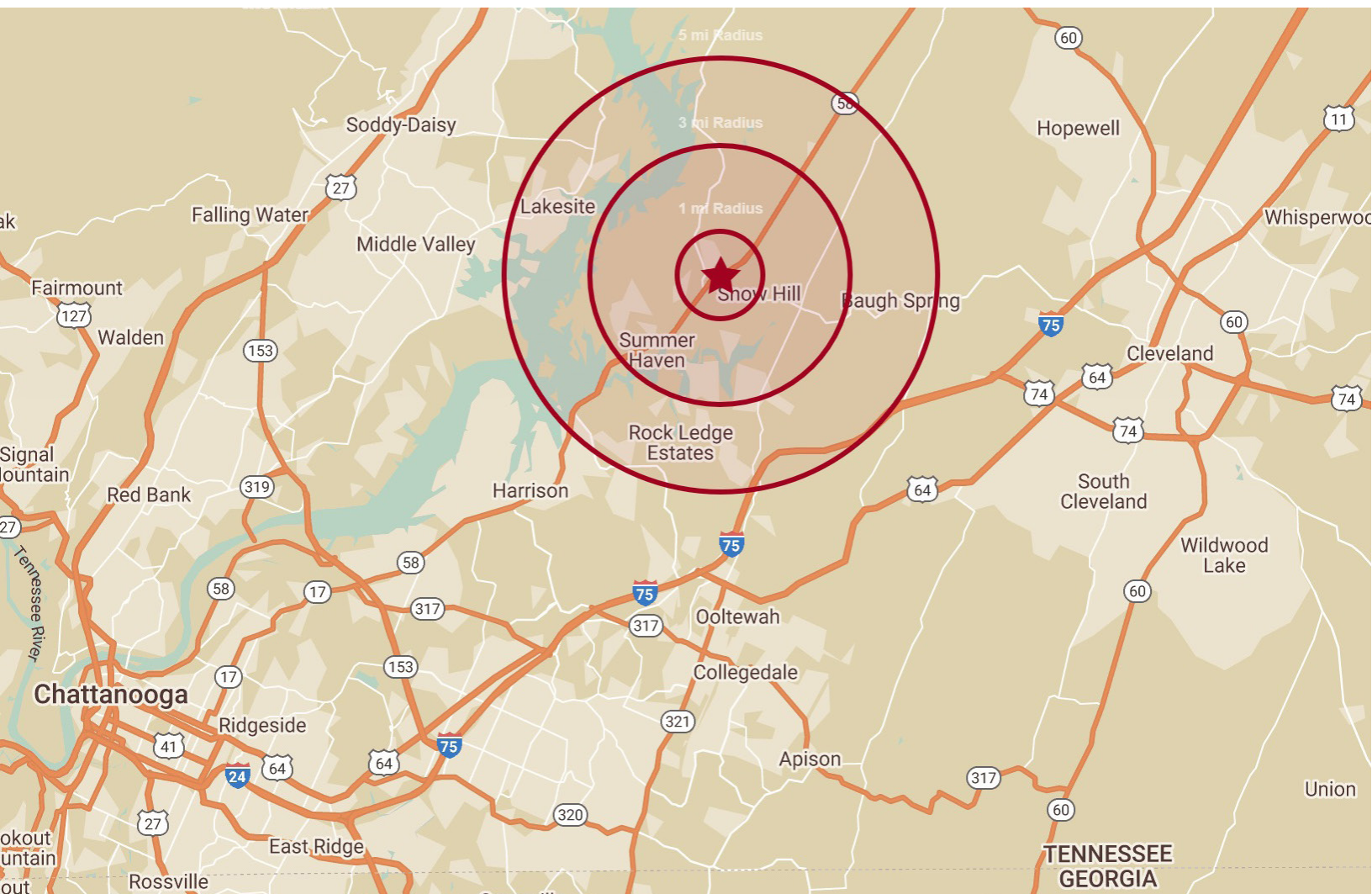
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DEMOGRAPHICS

9070 Highway 58 | Harrison, TN 37341

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Population	1 Mile	3 Mile	5 Mile
Male	1,040	6,273	13,546
Female	1,049	6,329	13,750
Total Population	2,089	12,602	27,296

Age	1 Mile	3 Mile	5 Mile
Ages 0-14	346	2,162	4,952
Ages 15-24	192	980	2,184
Ages 25-54	772	4,675	10,397
Ages 55-64	360	1,943	5,292
Ages 65+	420	2,643	5,321

Race	1 Mile	3 Mile	5 Mile
White	1,857	10,997	23,601
Black	127	807	1,859
Am In/AK Nat	2	13	34
Hawaiian	1	4	7
Hispanic	64	494	1,190
Multi-Racial	71	479	1,057

Income	1 Mile	3 Mile	5 Mile
Median	\$95,514	\$99,486	\$103,129
<\$15,000	5	92	374
\$15,000-\$24,999	36	200	387
\$25,000-\$34,999	26	163	635
\$35,000-\$49,999	60	452	801
\$50,000-\$74,999	107	711	1,307
\$75,000-\$99,999	232	944	1,679
\$100,000-\$149,999	233	1,286	2,532
\$150,000-\$199,999	85	613	1,272
>\$200,000	49	456	1,404

Housing	1 Mile	3 Mile	5 Mile
Total Units	900	5,302	11,167
Occupied	834	4,917	10,392
Owner Occupied	739	4,374	9,326
Renter Occupied	96	543	1,065
Vacant	65	385	775

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DISCLAIMER

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