

COMMERCIAL FOR SALE

# ICONIC CLIFF'S RESTAURANT & BAR FOR SALE | ROCKDALE TX

218 NORTH MAIN STREET, ROCKDALE, TX 76567



FOR SALE

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

**PRESENTED BY:**

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## PROPERTY SUMMARY

218 NORTH MAIN STREET



### Property Summary

Lot Size:	0.04 Acres
Building SF:	3,300

### Property Overview

Own a Piece of Rockdale's History! Here's a rare opportunity to purchase not just a beloved local landmark, but the thriving business that comes with it. Located in the heart of historic downtown Rockdale, Cliff's Tavern is a well-established bar known for its welcoming atmosphere, quality drinks, and live entertainment. This turnkey investment includes both the real estate and the operating business, offering a seamless transition for a new owner to step in and continue the legacy—or elevate it even further.

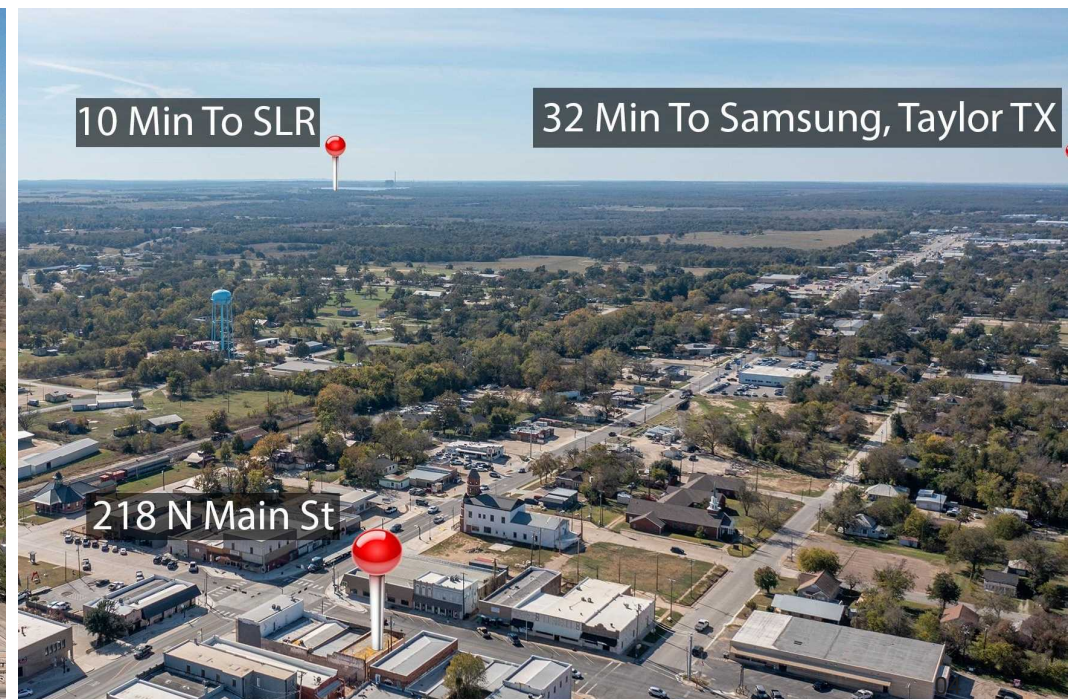
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## AERIAL VIEW

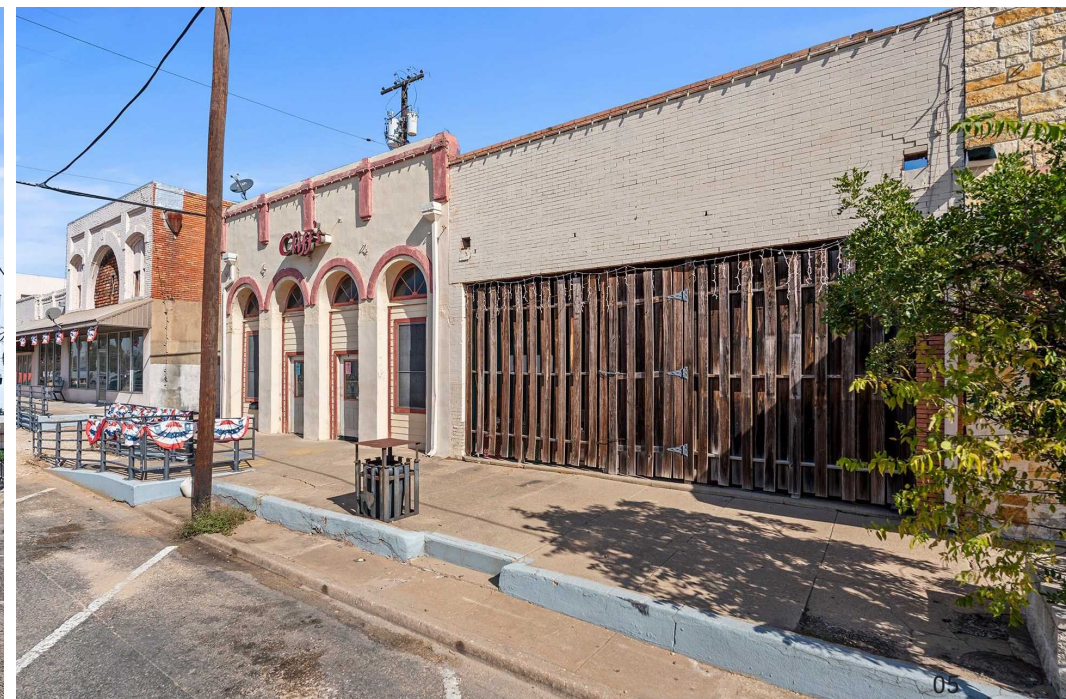
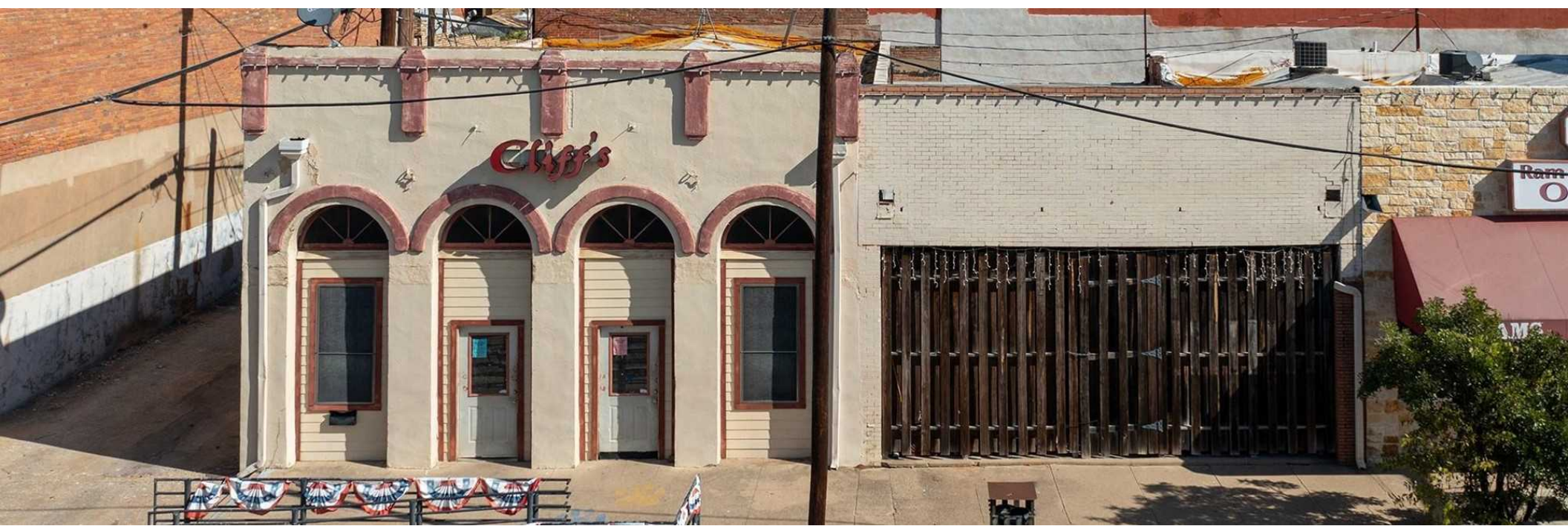
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## EXTERIOR

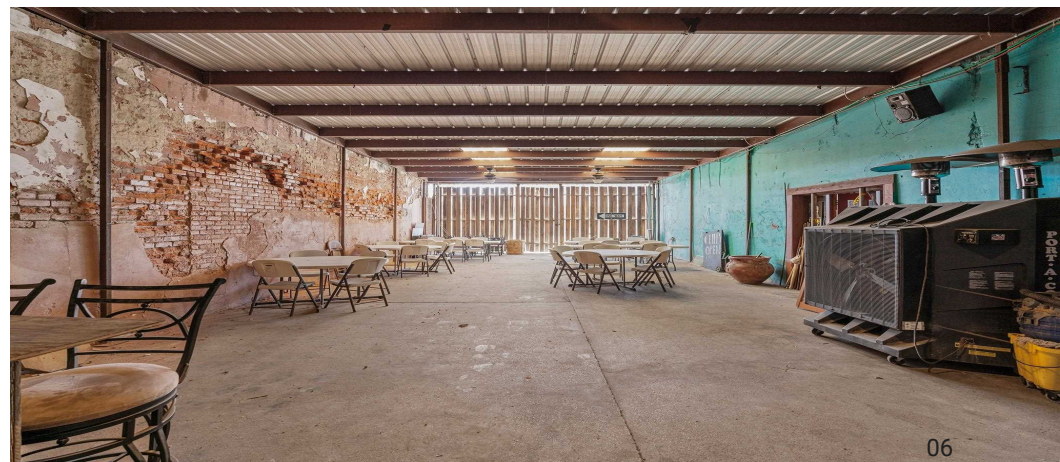
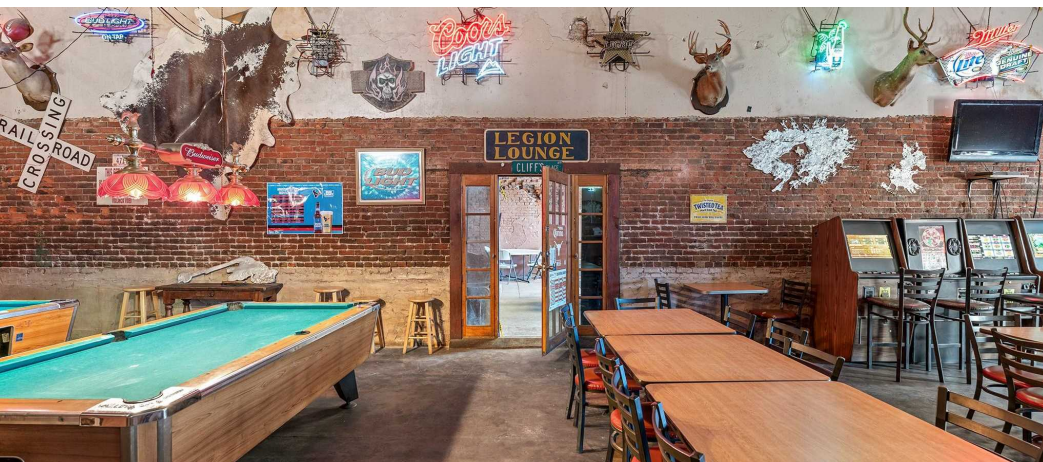
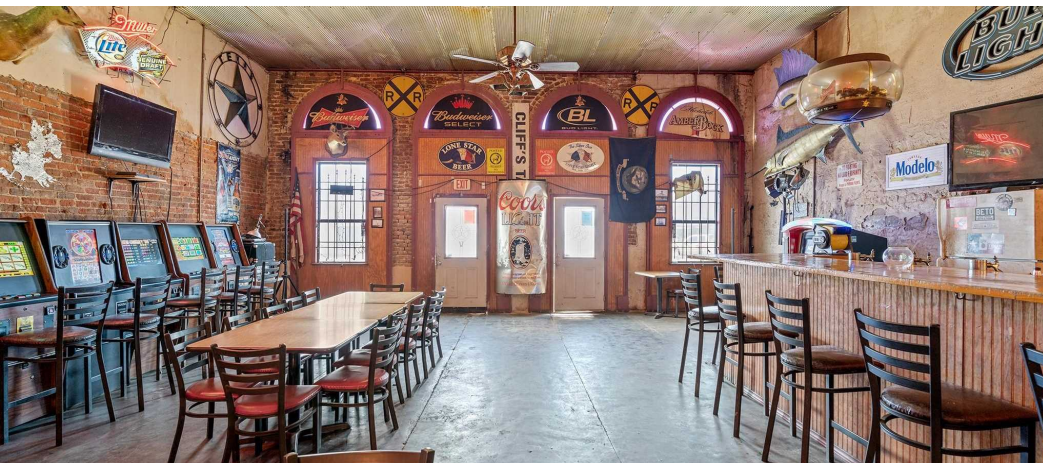
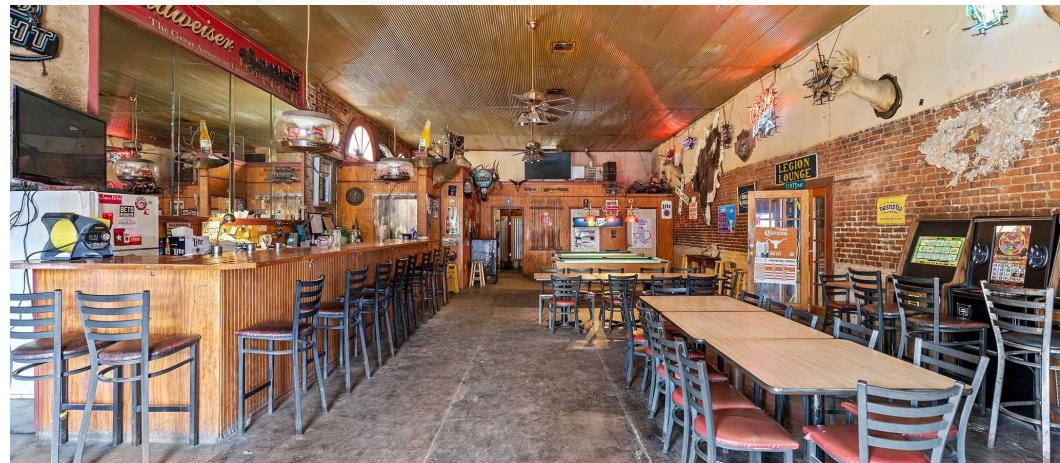
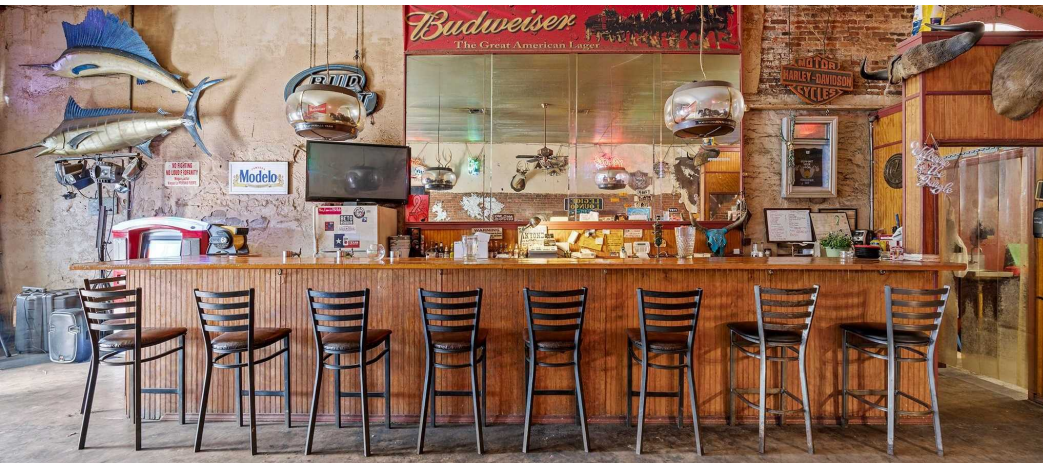
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# INTERIOR

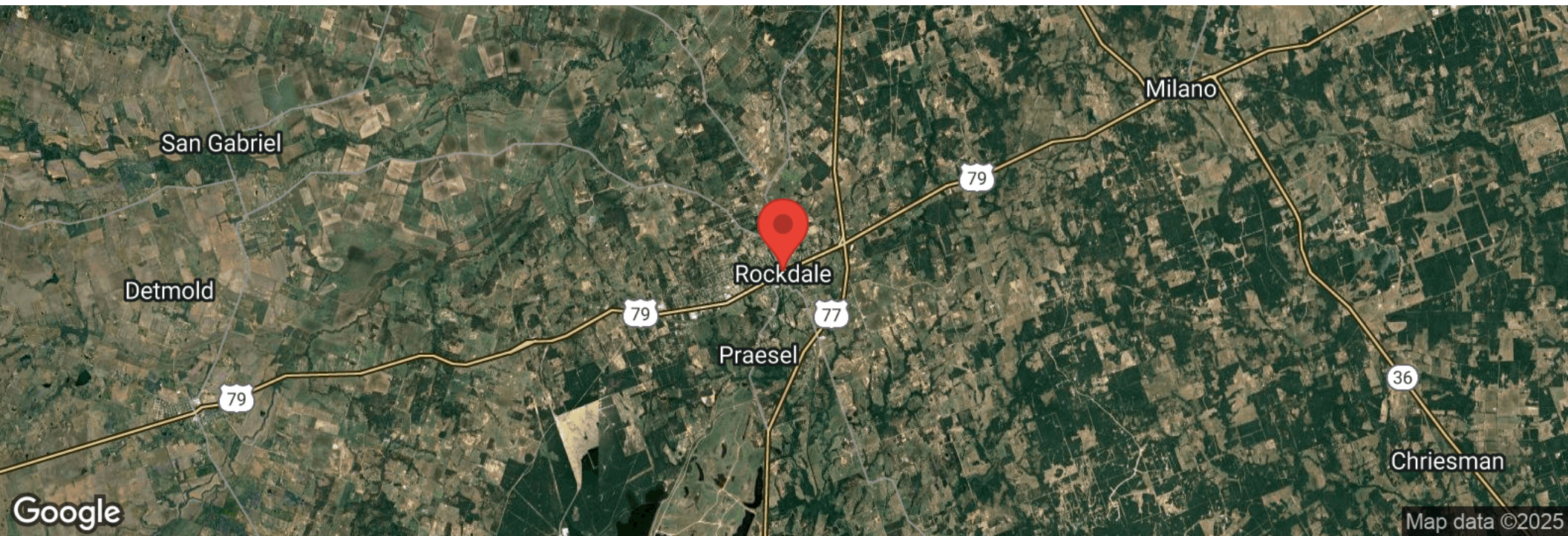
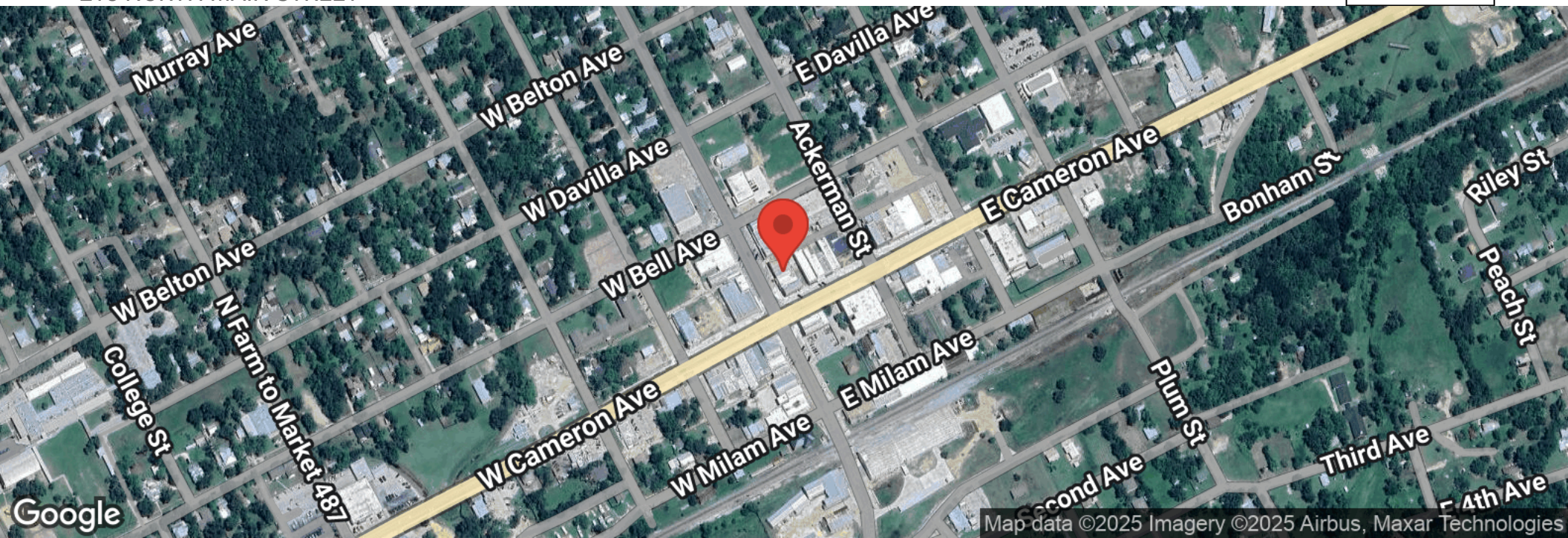
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## LOCATION MAPS

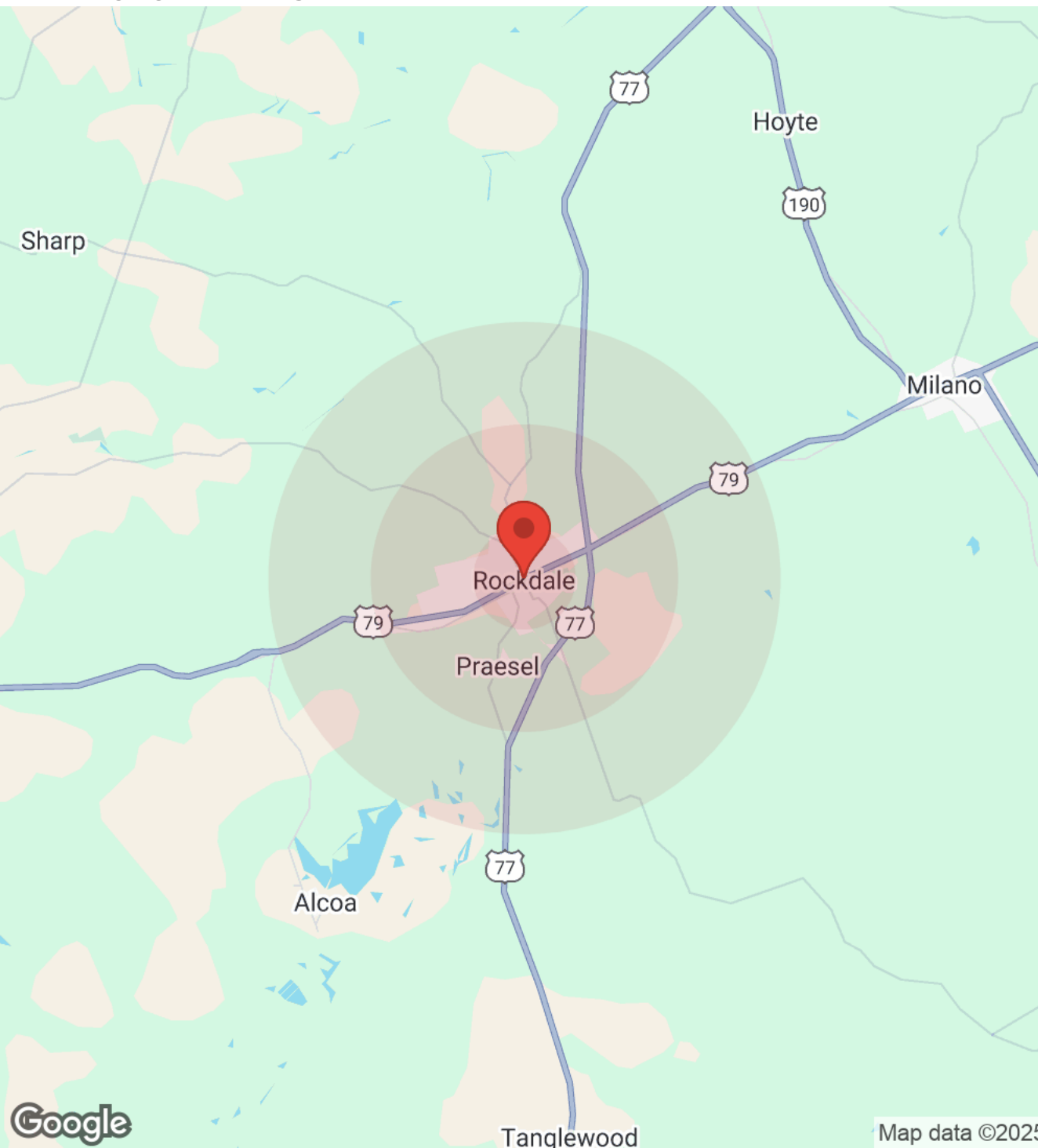
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## DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,587	3,362	3,953
Female	1,539	3,392	4,004
Total Population	3,127	6,753	7,957

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	645	1,370	1,593
Ages 15-24	497	959	1,087
Ages 25-54	1,132	2,383	2,769
Ages 55-64	328	783	970
Ages 65+	524	1,259	1,539

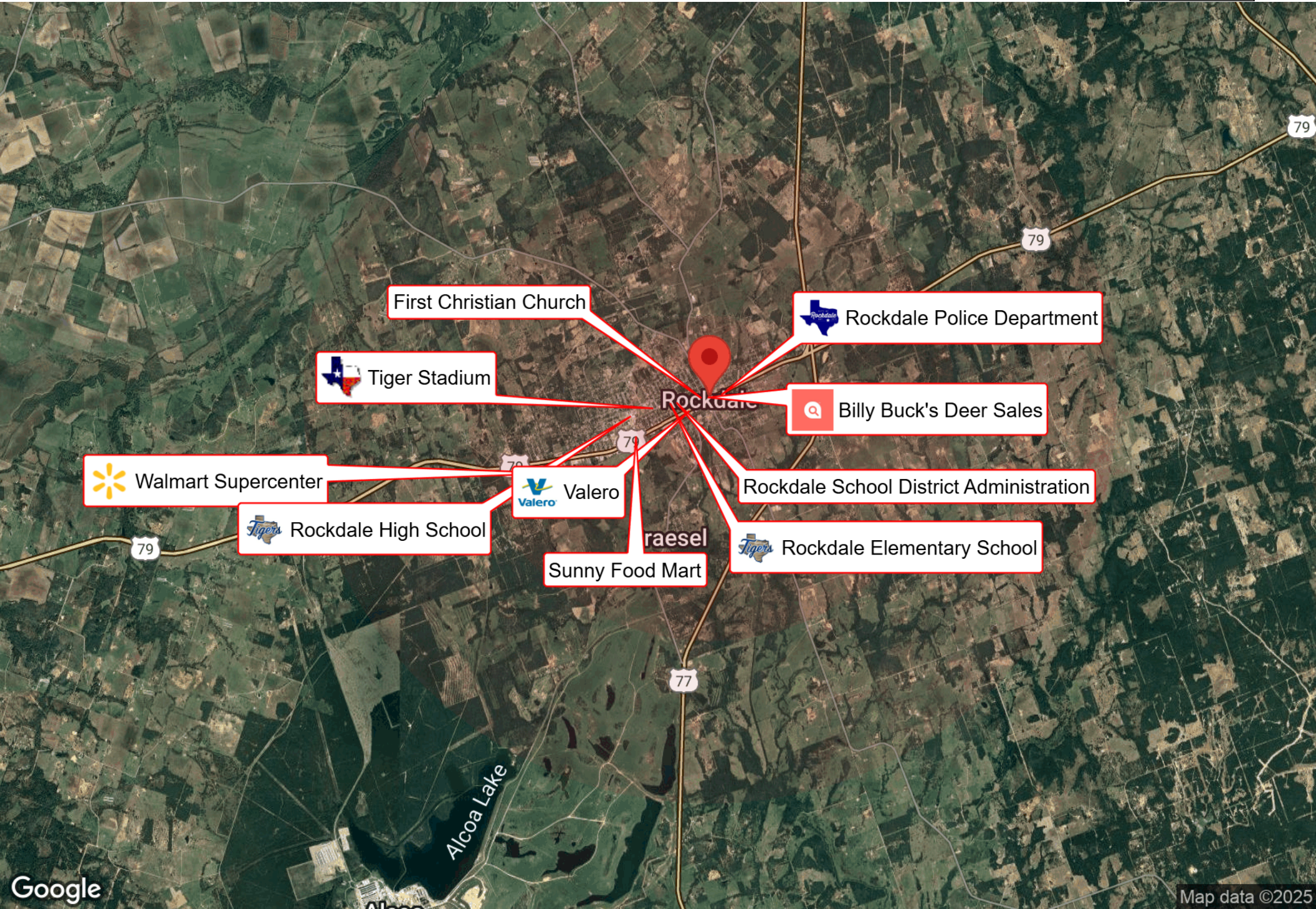
Income	1 Mile	3 Miles	5 Miles
Median	\$43,542	\$53,045	\$53,904
< \$15,000	133	218	257
\$15,000-\$24,999	116	232	274
\$25,000-\$34,999	156	257	292
\$35,000-\$49,999	241	517	617
\$50,000-\$74,999	262	484	501
\$75,000-\$99,999	103	237	364
\$100,000-\$149,999	142	430	501
\$150,000-\$199,999	N/A	54	73
> \$200,000	25	180	210

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,354	2,965	3,506
Occupied	1,181	2,609	3,088
Owner Occupied	623	1,650	2,046
Renter Occupied	558	959	1,042
Vacant	173	355	417



# BUSINESS MAP

218 NORTH MAIN STREET





## DISCLAIMER

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