

RETAIL FOR SALE

RUBEE'S RESTAURANT

2848 Highway 48 N, Nunnely, TN 37137



OFFERING SUMMARY

SALE PRICE:	\$650,000
LOT SIZE:	1 Acres
BUILDING SIZE:	5,333 SF
RENOVATED:	2007
ZONING:	Commercial
PRICE / SF:	\$121.88

PROPERTY OVERVIEW

Here is your opportunity to own a turn key classic restaurant and bar. FF&E necessary to open tomorrow included. This location has enjoyed a long and successful history of feeding and entertaining locals and visitors alike. Call today Alec Velos 615 925-1166 today for your private tour.

PROPERTY HIGHLIGHTS

- Great Access
- Abundant Parking
- 210 feet of Frontage on Hwy 49N
- FF&E Included
- Set up for Live Music
- Turn key Restaurant - Lounge
- \$100,000 + kitchen and equipment

KW COMMERCIAL
9175 Carothers Parkway
Franklin, TN 37067

JEFF PATE, CCIM, EPRO
Agent
0: 615.525.5719
jeff@jeffpate.com
TN #255401

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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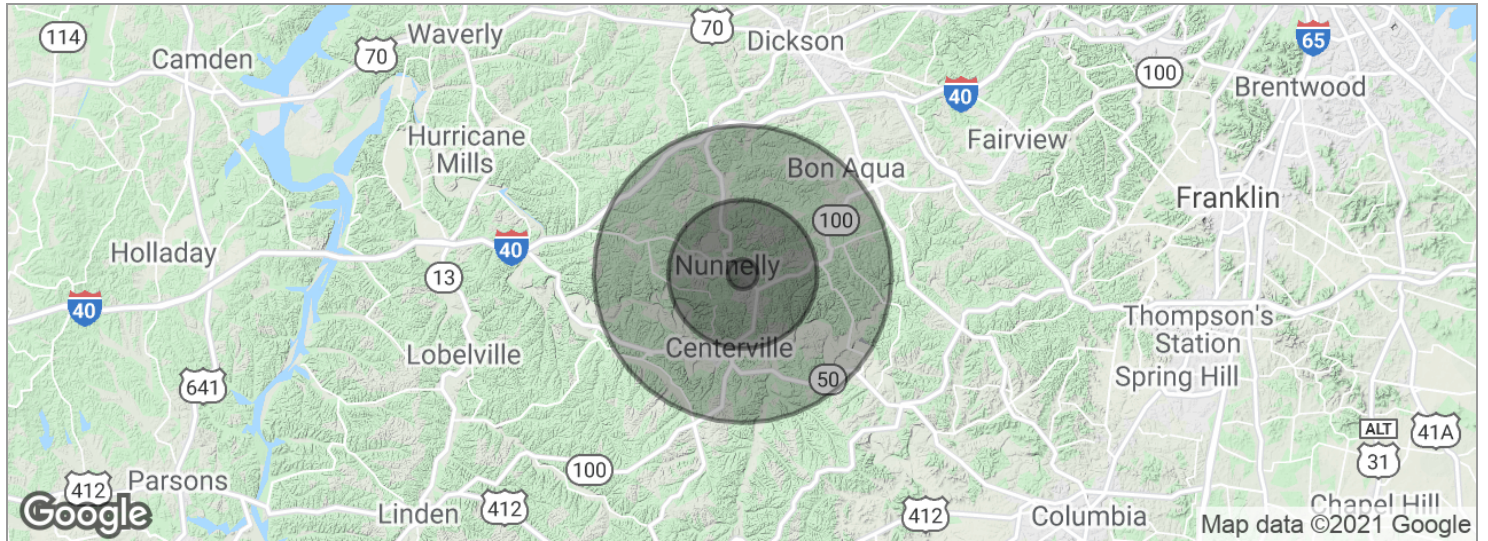
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	230	5,928	17,319
Median age	43.6	41.0	39.7
Median age (male)	39.2	37.7	37.8
Median age (Female)	47.3	44.1	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	97	2,336	6,426
# of persons per HH	2.4	2.5	2.7
Average HH income	\$52,415	\$51,966	\$50,921
Average house value	\$150,591	\$137,426	\$130,811

** Demographic data derived from 2010 US Census*

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