



# Newly Renovated Restaurant & Bar

**For Sale**  
**1 N Lowry Street**

**SMYRNA, TN 37167**

**PRESENTED BY:**

**KYLE ROBESON**

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## PROPERTY DETAILS

### SALE PRICE

**\$1,800,000**

### LOCATION INFORMATION

|                     |                  |
|---------------------|------------------|
| STREET ADDRESS      | 1 N Lowry St     |
| CITY, STATE, ZIP    | Smyrna, TN 37167 |
| COUNTY              | Rutherford       |
| SIGNAL INTERSECTION | Yes              |
| NEAREST HIGHWAY     | I-24             |

### BUILDING INFORMATION

|                     |          |
|---------------------|----------|
| BUILDING SIZE       | 5,220 SF |
| BUILDING CLASS      | C        |
| TENANCY             | Single   |
| NUMBER OF FLOORS    | 2        |
| YEAR BUILT          | 1950     |
| YEAR LAST RENOVATED | 2023     |
| CONSTRUCTION STATUS | Existing |
| CONDITION           | Good     |
| FREE STANDING       | Yes      |
| NUMBER OF BUILDINGS | 1        |

### PROPERTY INFORMATION

|                  |              |
|------------------|--------------|
| PROPERTY TYPE    | Retail       |
| PROPERTY SUBTYPE | Restaurant   |
| ZONING           | C-1          |
| LOT SIZE         | 0.12 Acres   |
| APN #            | 0271 A 01400 |
| LOT FRONTAGE     | 29 ft        |
| LOT DEPTH        | 180 ft       |
| CORNER PROPERTY  | Yes          |
| WATERFRONT       | No           |
| POWER            | Yes          |

### PARKING & TRANSPORTATION

|              |         |
|--------------|---------|
| PARKING TYPE | Surface |
|--------------|---------|

### UTILITIES & AMENITIES

|              |     |
|--------------|-----|
| CENTRAL HVAC | Yes |
|--------------|-----|

## PROPERTY INFORMATION



## PROPERTY DESCRIPTION

Rare opportunity to acquire a fully renovated, second-generation restaurant and bar in the heart of Smyrna's Historic Depot District. Situated on a prominent hard corner, this turnkey property offers approximately 5,000 SF across two levels, complemented by a full basement for additional storage.

The thoughtfully designed layout features a spacious  $\pm 3,000$  SF outdoor beer garden complete with a standalone bar, while the second-floor patio provides additional outdoor seating and entertainment space overlooking the District.

Originally renovated from the ground up, the property has undergone extensive improvements, including the foundation, framing, trusses, roof, grease trap, sprinkler system, HVAC, plumbing, electrical, MEP systems, windows, doors, custom overhead glass doors, built-in shelving, and a custom bar. A fully equipped commercial kitchen on the first floor allows for immediate operation, while exposed brick walls and open ceilings create an inviting atmosphere that blends historic character with modern functionality.

With virtually every major building component updated, this property presents a truly turnkey investment opportunity in one of Middle Tennessee's most vibrant and rapidly growing downtown districts.

## HIGHLIGHTS

- Fully Renovated, Turnkey Restaurant & Bar, Full Commercial Kitchen
- Prime Hard-Corner Location in Smyrna's Historic Depot District
- $\pm 5,000$  SF Across Two Levels, Including Full Dry Basement
- $\pm 3,000$  SF Outdoor Beer Garden with Standalone Bar
- Second-Floor Patio with Outdoor Seating
- Exposed Brick & Historic Character



## LOCATION DESCRIPTION

Located in the heart of Smyrna's Historic Depot District, this property is located in one of the community's most recognizable and vibrant destinations. Centered around the beautifully restored Smyrna Train Depot and Historic Front Street, the District serves as the town's traditional downtown, offering a unique blend of historic charm, locally owned businesses, restaurants, boutique retail, and year-round community events. The area has become a focal point for dining, entertainment, and civic gatherings, attracting both residents and visitors from throughout Rutherford County.

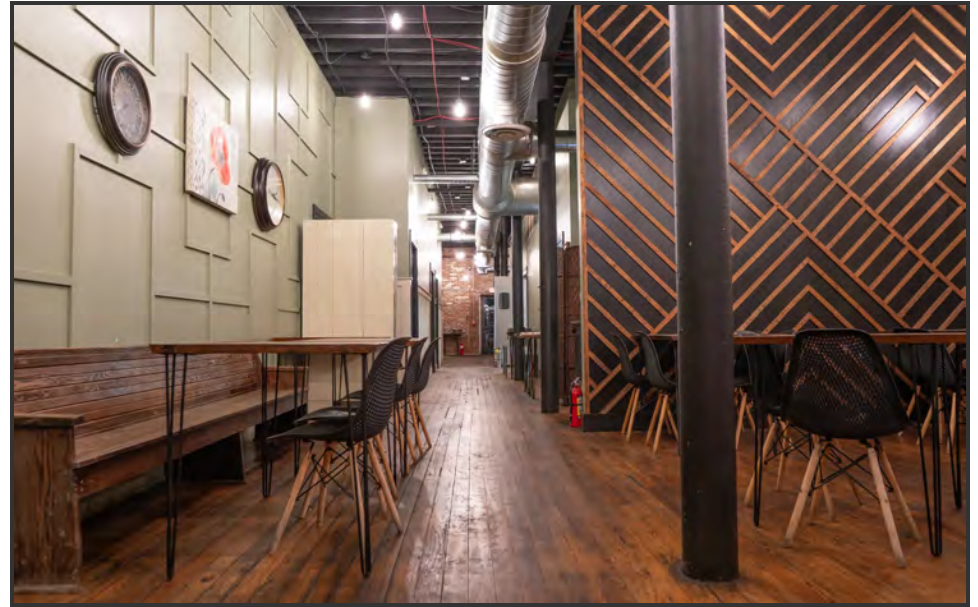
Just minutes from Interstate 24, Sam Ridley Parkway, and Nissan's North American manufacturing campus, the property benefits from exceptional accessibility and a strong surrounding employment base. Smyrna continues to experience sustained residential and commercial growth while maintaining the small-town character that has made the Historic Depot District a premier destination for locally owned businesses.

With its highly visible location in one of Middle Tennessee's fastest-growing communities, this property offers investors and operators the opportunity to establish a presence within a thriving downtown environment that combines historic character, strong local support, and increasing regional appeal.

## LOCATION DETAILS

|                     |            |
|---------------------|------------|
| COUNTY              | Rutherford |
| SIGNAL INTERSECTION | Yes        |
| NEAREST HIGHWAY     | I-24       |
| NEAREST AIRPORT     | BNA        |

## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS





## KYLE ROBESON

Advisor

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TN #361043

## 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  
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