

# Former Ruby Tuesdays

101 North Westwood Blvd., Poplar Bluff, Missouri 63901



**Restaurant Site Available**  
**5,600 square feet**  
**Asking Price: \$975,000**

## PROPERTY HIGHLIGHTS

- 5,600 Square foot building
- .77 Acre Site
- 75 Parking Spaces
- 240 Seats
- Trade area population of 161,178
- Located at signalized intersection
- 2 Ingress/Egress points
- Excellent visibility and location
- Sale includes all furniture, fixtures, and equipment
- Almost 15,000 VPD on Pine St. and Westwood Blvd.
- Approximately 26,178 VPD on Westwood Blvd. just south of Pine St.



<b>MARKET DEMOS</b>	<b>5miles</b>
<b>2006 Population</b>	<b>23,687</b>
<b>Households</b>	<b>10,126</b>
<b>Avg. HH Income</b>	<b>40,662</b>



## NEIGHBORING RETAILERS

Walmart      Commerce Bank  
JC Penney      Hardee's  
Office Depot      Walgreens  
Sonic      Arby's

For information contact Jim J. Otis: 314-434-4004 [jjotis@otisandclark.com](mailto:jjotis@otisandclark.com)

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