

# FOR LEASE



**21366 ATHENS-LIMESTONE BLVD ATHENS, AL 35611**  
**4600 SF - \$18.26/SF NNN**

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# Property Overview

RATE NNN: \$18.26/SF  
TRAFFIC COUNT: HWY 72 - 33,150+/-  
I-65 - 23,436+/-  
PARKING: 105 SPACES  
ZONING: B2



Former Ruby Tuesday located at the I65 and Highway 72 offramp in Athens, AL. 4600sf building on 2.27 acres with 105 parking spaces surrounded by hotels and restaurants. Owner will also sell - \$1,500,000.



# Site Plan

ALTA/NSPS LAND TITLE SURVEY



**Schedule A - Dispositions**  
 This plan is a preliminary site plan for the proposed development of the site. It is not intended to be used for any other purpose. The owner of the site is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The plan is subject to change without notice.

**Material Line Table**

Symbol	Description
(Symbol)	(Description)
(Symbol)	(Description)

**Survey Line Table**

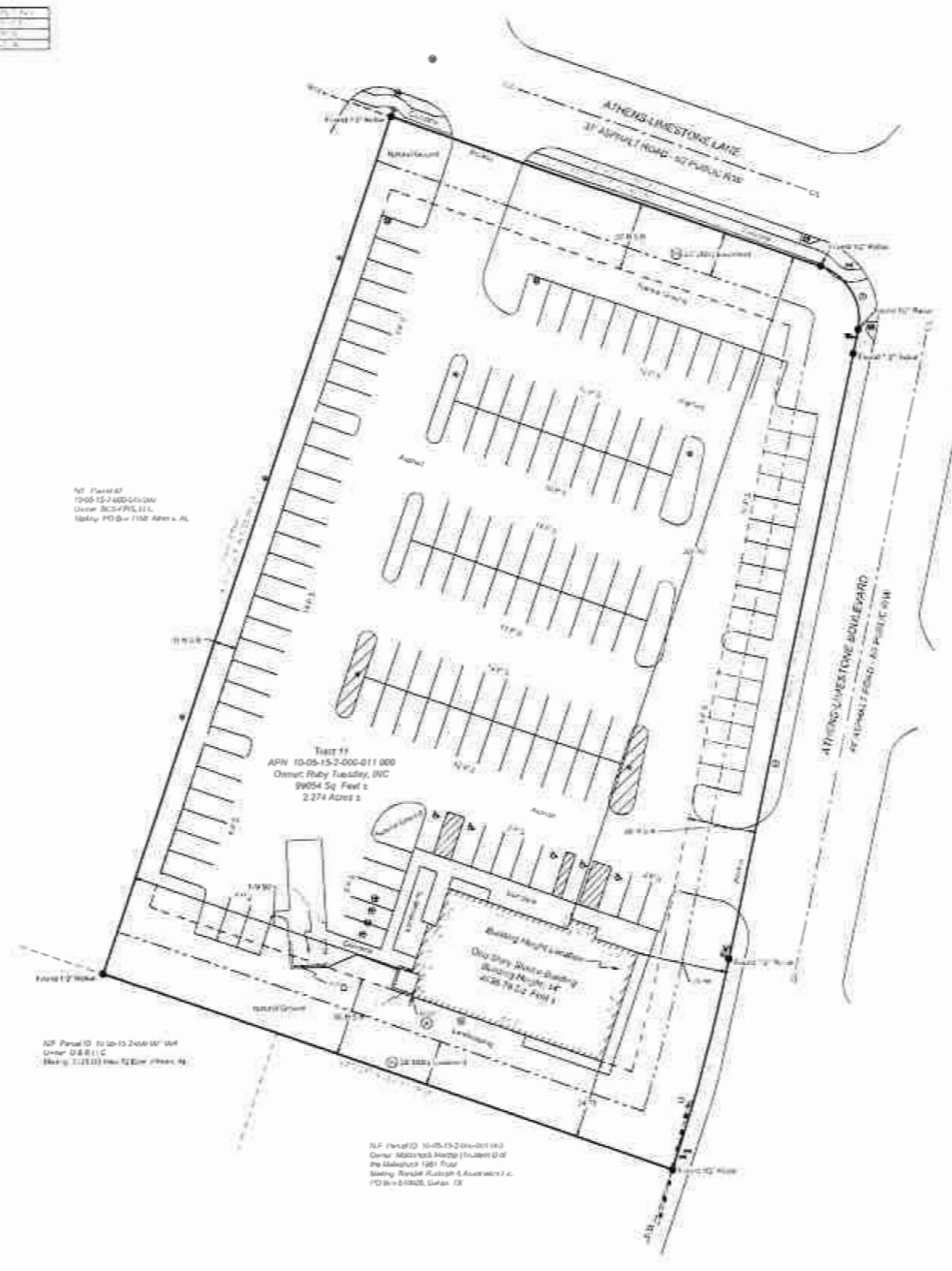
Symbol	Description
(Symbol)	(Description)
(Symbol)	(Description)

**Manufacturing Zones**  
 The site is located within a designated manufacturing zone. The proposed development is consistent with the zoning requirements. The plan shows the layout of the manufacturing buildings, parking areas, and access roads. The site is bounded by Athens-Limestone Lane to the north and Highway 81 to the east. The plan also shows the location of the existing building and parking area.

**Significant Obstructions**  
 There are no significant obstructions on the site. The site is clear of any structures, trees, or other features that would impede the proposed development.

**Utility & Service Information**  
 The site is served by public utilities. The plan shows the location of the water, sewer, and gas lines. The site is also served by a public road, Athens-Limestone Lane. The plan shows the location of the existing building and parking area. The site is bounded by Athens-Limestone Lane to the north and Highway 81 to the east. The plan also shows the location of the existing building and parking area.

**Schedule B - Easements**  
 There are no easements on the site. The site is clear of any rights of way or other interests that would impede the proposed development.



**Survey Legend**

Symbol	Description
(Symbol)	(Description)
(Symbol)	(Description)

**Utility Notes**

Utility lines are shown as dashed lines. The plan shows the location of the water, sewer, and gas lines. The site is also served by a public road, Athens-Limestone Lane. The plan shows the location of the existing building and parking area. The site is bounded by Athens-Limestone Lane to the north and Highway 81 to the east. The plan also shows the location of the existing building and parking area.

**Scale**

0 20 40 60

**North Arrow**

NORTH

**Survey Conditions**  
 The survey was conducted on the date shown on the plan. The survey was conducted by the surveyor named on the plan. The survey was conducted in accordance with the standards of the profession. The survey was conducted in accordance with the standards of the profession.

**PRELIMINARY**

**REVISIONS**

NO.	DESCRIPTION

**BLFW & ASSOCIATES, P.A.**  
 CIVIL ENGINEERS AND SURVEYORS  
 2625 N. 5TH STREET  
 FAYETTEVILLE, ARKANSAS 72703  
 PHONE: (479) 242-2424  
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 WWW.BLFWPA.COM

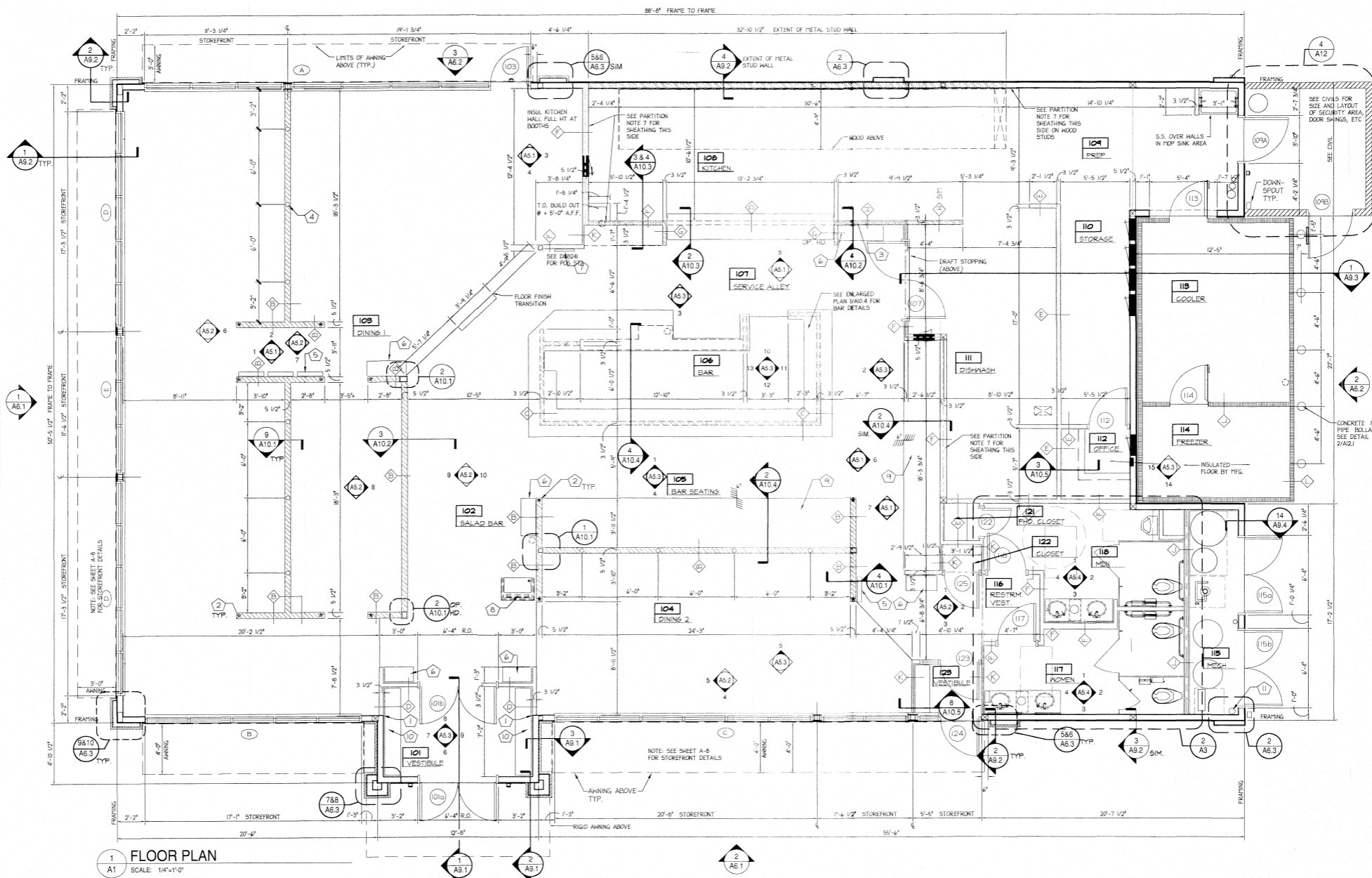
DATE: 11/15/2011  
 DRAWN: J. B. BROWN  
 CHECKED: J. B. BROWN  
 TITLE: ALTA/NSPS LAND TITLE SURVEY

# Floor Plan

## GENERAL NOTES:

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS PREVAIL. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS PRIOR TO BIDDING AND SHALL BE FAMILIAR WITH ALL ASPECTS OF THE JOB, INCLUDING SITE UTILITIES.
- ALL DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF COLUMN, FACE OF MASONRY OR CONCRETE, EDGE OF WALK OR FACE OF CURB UNLESS NOTED OTHERWISE. FOR FURTHER DIMENSIONING, SEE LARGE SCALE PLANS, DETAILS, SECTIONS, EXTERIOR ELEVATIONS, AND INTERIOR ELEVATIONS.
- IN CASE OF DIMENSIONAL DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS, CONTACT ARCHITECT FOR CLARIFICATION.
- ALL CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED.
- WALK-IN COOLER/FREEZER TO BE PROVIDED BY OWNER AND INSTALLED BY OWNER'S VENDOR. GENERAL CONTRACTOR MUST COORDINATE COMPLETE INSTALLATION WITH OWNER AND VENDOR, INCLUDING CONSTRUCTION OF EXTERIOR WALLS SURROUNDING THE COOLER/FREEZER, PROVIDING A CRANE OR ANY MACHINERY NECESSARY FOR COOLER/FREEZER TO BE SET IN PLACE, AND SITE ACCESS PROVIDED FOR DELIVERY AND INSTALLATION. FINAL CONNECTION AND START UP BY OWNER'S VENDOR.
- CONTRACTOR TO PROVIDE FOR INSTALLATION OF MANAGER'S MISCELLANEOUS OFFICE SUPPLIES, POSTERS, ETC. ALSO SEE MANAGER INSTALL LIST SHEET AT CONTRACT SET CONSTRUCTION DIRECTOR FOR ALLOWANCE.
- CONTRACTOR TO RECEIVE, ASSEMBLE AND SET IN PLACE THE FOLLOWING (BUT NOT LIMITED TO): KITCHEN EQUIPMENT, TABLETOPS, TABLE BASES, CHAIRS, BOOTHS, WINDOW BLINDS. SEE U/I FOR TYPES & LOCATIONS.
- ARTWORK PACKAGE SHALL BE FURNISHED BY THE OWNER. CONTRACTOR SHALL FURNISH ALL LABOR TO INSTALL THE ARTWORK PACKAGE AT THE INSTRUCTION OF THE OWNER OR RT CONSTRUCTION DIRECTOR.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL CODE REQUIRED FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL TERRITORY AUTHORITY.

**NOTE TO GENERAL CONTRACTOR:**  
VERIFY DOOR SWINGS WITH SITE LAYOUT & ADJUST SWINGS ONLY IF REQUIRED TO ACCOMMODATE SIDEWALKS OR AS OTHERWISE REQUIRED BY COORDINATION WITH THE SITE AND CIVIL DRAWINGS.



**1 FLOOR PLAN**  
SCALE: 1/4"=1'-0"

## PARTITION NOTES

- USE ONLY MOISTURE RESISTANT DRYWALL IN REST ROOMS AND ALL NON-PUBLIC AREAS SUCH AS KITCHEN, BAR, FOOD PREP, DISHWASHING, ETC.
- SPECIAL CARE SHALL BE GIVEN TO PROVIDING SUFFICIENT BLOCKING FOR ALL ITEMS FASTENED TO STUD WALLS AND ALSO FOR FASTENING WOOD TRIM. THE CONTRACTOR SHALL REVIEW KITCHEN ELEVATIONS (SHEET K3.1 & K3.2), AND ALL DETAILS SHOWN FOR BLOCKING REQUIREMENTS AND ADD ANY BLOCKING REQUIRED FOR PROPER ANCHORAGE EVEN THOUGH NOT SPECIFICALLY SHOWN. REFER TO DRAWINGS FOR CONSTRUCTION OF WALL BEHIND HOOD OR WALLS OPPOSITE MECHANICAL ROOM.
- CONTRACTOR TO PROVIDE FOR INSTALLATION OF MANAGER'S MISCELLANEOUS OFFICE SUPPLIES, POSTERS, ETC. SEE MANAGERS INSTALL LIST ON SHEET A7. CONTACT OWNER'S REPRESENTATIVE FOR ALLOWANCE.
- INTERIOR WALLS SURROUNDING RESTROOM ROOM SHALL HAVE 5/8" TYPE "X" GYP. BD. EA. SIDE SEALED TIGHT TO UNDERSIDE OF DECK.
- INSTALL 12" HIGH "DURCO" OR EQUAL BEHIND ALL TILE BASES AND IN ALL SERVICE AREAS, KITCHEN, REST ROOMS AND BAR. BACK ALL JOINTS WITH STUDS.
- TILE FLOORS TO BE INSTALLED OVER 2" SETTING BED (SLOPED TO FLOOR DRAINS AS INDICATED ON SHEET A3) @ KITCHEN.
- ALL HOOD BLOCKING IN REST ROOMS AND ALL NON-PUBLIC AREAS SUCH AS KITCHEN, PREPARATION AREA, DISHWASHING, ETC. TO BE PRESSURE TREATED LUMBER.
- INSTALL 2" x 2" (STAINLESS STEEL) CORNER GUARDS TO 5'-0" A.F.F. OVER S.S. BASE GUARD AS PER DETAIL 3X3.4. INSTALL ON ALL CORNERS IN KITCHEN. FIB/BC. SEAL WITH SILICONE.
- CONTRACTOR TO RECEIVE, ASSEMBLE AND SET IN PLACE THE FOLLOWING (BUT NOT LIMITED TO): TABLETOPS, TABLE BASES, CHAIRS, BOOTHS
- SILICONE SEAL ALL INSIDE CORNERS AND CEILING IN THE BATHROOMS WITH WHITE SILICONE.
- PROVIDE FULL HEIGHT, 4" BATT INSULATION, FOR SOUND DAMPENING ENTIRE LENGTH OF THIS WALL. SEE AI FOR CONSTRUCTION.
- SECURE ALL BAR SINKS, COCKTAIL STATIONS, HAND SINKS, KITCHEN SINKS TO WALL AND SEAL WITH CLEAR SILICONE.
- VERIFY THE USE OF BLACK FRIP AT NOTED BAR LOW WALLS WITH LOCAL HEALTH DEPARTMENT AUTHORITY.
- ALL CLEAR GLASS PANELS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
- IT IS VERY IMPORTANT THAT "HOLD CRITICAL" DIMENSIONS ARE STRICTLY HELD TO THE DIMENSION SHOWN FOR THE INTERIOR FURNISHINGS PACKAGE TO FIT IN THE PROVIDED SPACE AFTER ALL FINISHES ARE INSTALLED.
- ARTWORK PACKAGE SHALL BE FURNISHED BY THE OWNER. CONTRACTOR SHALL FURNISH ALL LABOR TO INSTALL THE RECEIVED ARTWORK PACKAGE AT THE INSTRUCTION OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
- VERIFY DOOR SWINGS WITH SITE LAYOUT AND ADJUST SWINGS ONLY IF REQUIRED TO ACCOMMODATE SIDEWALKS.
- PENETRATIONS IN RATED PARTITIONS FOR CONDUIT, PIPING OR OTHER COMBUSTIBLE ITEMS SHALL BE FILLED WITH AN APPROVED NON-COMBUSTIBLE MATERIAL TO PROVIDE AN APPROVED SEAL TO PREVENT THE PASSAGE OF FIRE AND SMOKE.
- NOTE: RESPONSIBILITIES OF CONSTRUCTION FOR MISC. KITCHEN EQUIPMENT. GENERAL CONTRACTOR TO PROVIDE:
  - ALL WIRING FOR POWER AND CONTROLS TO BE PROVIDED, INSTALLED & CONNECTED FOR ALL KITCHEN EQUIPMENT.
  - SET IN PLACE, ALL KITCHEN EQUIPMENT UNLESS NOTED OTHERWISE.
- NOTE TO GENERAL CONTRACTOR: INSTALLATION OF KITCHEN EQUIPMENT IS BASED ON THE FOLLOWING JOB SITE CONDITIONS:
  - CLEAR ACCESS TO THE BUILDING FOR DELIVERY & INSTALLATION. WORK AREA IS TO BE CLEAN & FREE OF DEBRIS.
  - ALL ROUGH-INS ARE TO BE COMPLETE AND READY FOR FINAL CONNECTION AT THE TIME OF INSTALLATION.
  - FLOOR IS FINISHED, CLEANED AND READY FOR EQUIPMENT. WALLS ARE FINISHED & AS SPECIFIED.
  - EQUIPMENT WILL BE SET IN PLACE ONCE ITEM IS READY FOR FINAL CONNECTION BY FOOD SERVICE CONTRACTOR. ANY LABOR TO MOVE EQUIPMENT OR RESET EQUIPMENT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR & IS TO BE COORDINATED W/OWNER'S REPRESENTATIVE.

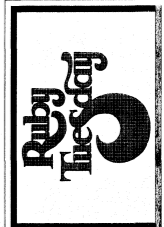
## PARTITION LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION
(Symbol)	LOW WALLS	(Symbol)	FULL WALLS
(Symbol)	2x4 WOOD STUD WITH 1/2" O.S.B. BOTH SIDES	(Symbol)	WOOD STUD WITH 1/2" O.S.B. BOTH SIDES
(Symbol)	2x6 WOOD STUD WITH 1/2" O.S.B. BOTH SIDES	(Symbol)	WOOD STUD WITH 5/8" GYP. BD. BOTH SIDES (OBS. ON KIT. & CLOSET SIDES) (USE 5/8" M.R. GYP. IN TOILETS)
(Symbol)	2x4 WOOD STUD WITH PNL-2 DINING SIDE & 1/2" MARINE GRADE PLTD. BAR SIDE	(Symbol)	WOOD STUD - SEE DETAILS SHEET A03 FOR SHEATHING AND FINISH
(Symbol)	3 5/8" MTL. STUDS W/ 5/8" GYP. SERVICE SIDE AND 1/2" O.S.B. KITCHEN SIDE (SEE SECTION FOR FINISHES)	(Symbol)	3 5/8" MTL. STUD WITH 5/8" GYP. BD. EACH SIDE - TYPE "X" ON KITCHEN SIDE. FILL WITH FIRE RESISTANT INSULATION. (NO INSUL. AT DIPPERS)
<b>PARTITION LEGEND NOTES:</b>			
1. ALL STUDS IN PARTITION WALLS ARE TO BE SPACED @ O.C. UNLESS NOTED OTHERWISE.			
2. ALL DIMENSIONS ARE SHOWN TO FACE OF STUD UNLESS NOTED OTHERWISE.			
3. ANY EXCEPTION TO SHEATHING DESCRIBED IN LEGEND IS NOTED ON PLANS.			
4. SEE AS SHEETS FOR WALL FINISHES.			
5. SEE PLAN FOR STUD SPACING.			
NOTE: SEE STRUCTURAL PLANS & SECTIONS FOR EXTERIOR WALL FRAMING.			
(Symbol)	WOOD STUD WITH 5/8" TYPE "X" GYP. BD. EA. SIDE WITH BATT INSULATION. SEAL TIGHT TO DECK (SHOKE BARRIER)	(Symbol)	WOOD STUDS TURNED TO 1 1/2" DIMENSION TO FORM 2 1/2" TOTAL THICKNESS WALL W/ 5/8" GYP. BOTH SIDES (USE M.R. GYP. IN TOILETS)
(Symbol)	COOLER/FREEZER WALL (BY MANUFACTURER)	(Symbol)	

## PLAN KEYED NOTES

- ALIGN FRAMING AS REVD' SO FINISHES ARE FLUSH.
- \* INDICATES UNISTRUT SUPPORT POST SET IN CONCRETE AND INSTALLED AT ENDS OF ALL LOW WALL CONDITIONS SHOWN. SEE DETAIL 4/A10 FOR INSTALLATION.
- WALL BEHIND CHEESEPLATER TO BE STEEL STUDS AND TYPE "X" DRYWALL ON KITCHEN SIDE. SET STUDS TO FINISH FLUSH ON KITCHEN SIDE.
- LIGHT FIXTURE POST - SEE SECTION 9/A10.1 AND 2/A10.4
- MENU HOLDER - SEE DETAIL SHEET A10.5
- SERVICE CABINETS - SEE INTERIOR ELEVATIONS AND DETAILS SHEET A10.2
- DISPLAY CABINET - SEE DETAIL SHEET A10.5
- HOTNESS PODIUM - SEE DETAIL SHEET A10.2
- PLATFORM - SEE INTERIOR SECTIONS AS NOTED ON PLAN
- HATING BENCH - SEE SECTION SHEET A10.2
- CONTRACTOR TO PROVIDE AND INSTALL DRAWING TUBE FOR PERMANENT HOUSING OF AS-BUILT DRAWINGS. DRAWING TUBE SHALL BE 4" PVC W/UGLED BOTTOM CAP & TUBE. STRAP TO WALL W/PVC STRAP OR EQUAL.

MARK	REVISION	DATE



**ARCHITECT**  
**RANDY REYNOLDS**  
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**FLOOR PLAN**  
**RUBY TUESDAY # 5010**  
ATHENS LIMESTONE BLVD (Hwy 72 at I-65, behind Hardwoods)  
ATHENS, ALABAMA

RRR PROJECT NUMBER: 0426  
ISSUE FOR REVIEW: OCT 18, 2004  
ISSUE FOR CONSTRUCTION  
CHECKED BY: RR  
**AS NOTED**  
SHEET NUMBER: **A-1**