

8274 US-64

MEMPHIS, TN 38113

GINA RENDE

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OFFERING SUMMARY

Lease Rate:	Please call for pricing
Building Size:	7,500 SF
Available SF:	7,500 SF
Lot Size:	1.06g Acres
Zoning:	C-H Highway District Business

PROPERTY OVERVIEW

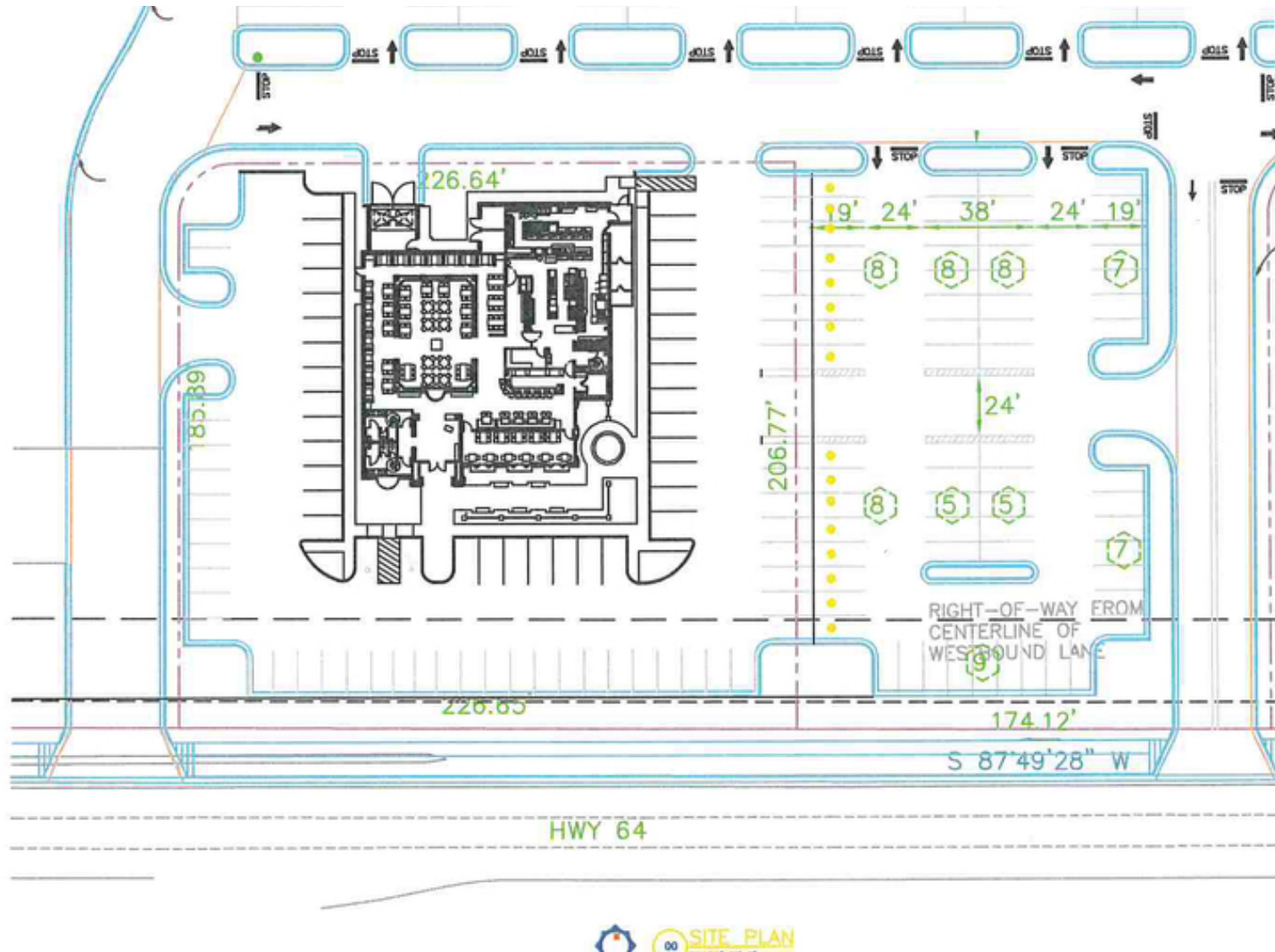
Restaurant building located in East Bartlett on Hwy 64 between Kate Hyde Blvd and N. Germantown Pkwy. In proximity to Walmart, Sams Club, Wolfchase Galleria and the Isaac Haynes Memorial Hwy exit. Surrounded by a great mix of retail and restaurants.

PROPERTY HIGHLIGHTS

- Ground Lease opportunity at former Abuelo's restaurant
- Anchored by Lowes
- 6 hotels within a 1 mile radius
- Tenant to self maintain lot and pay taxes and insurance

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TABULATIONS

BUILDING

CONDITIONED SPACE: 7,500 S.F.

PARKING

REQUIRED (9.2/1000 S.F.): 69 CARS

PROVIDED ON SITE: 28 CARS

FROM LINES: 16 CARS

TOTAL PROVIDED: 102 CARS

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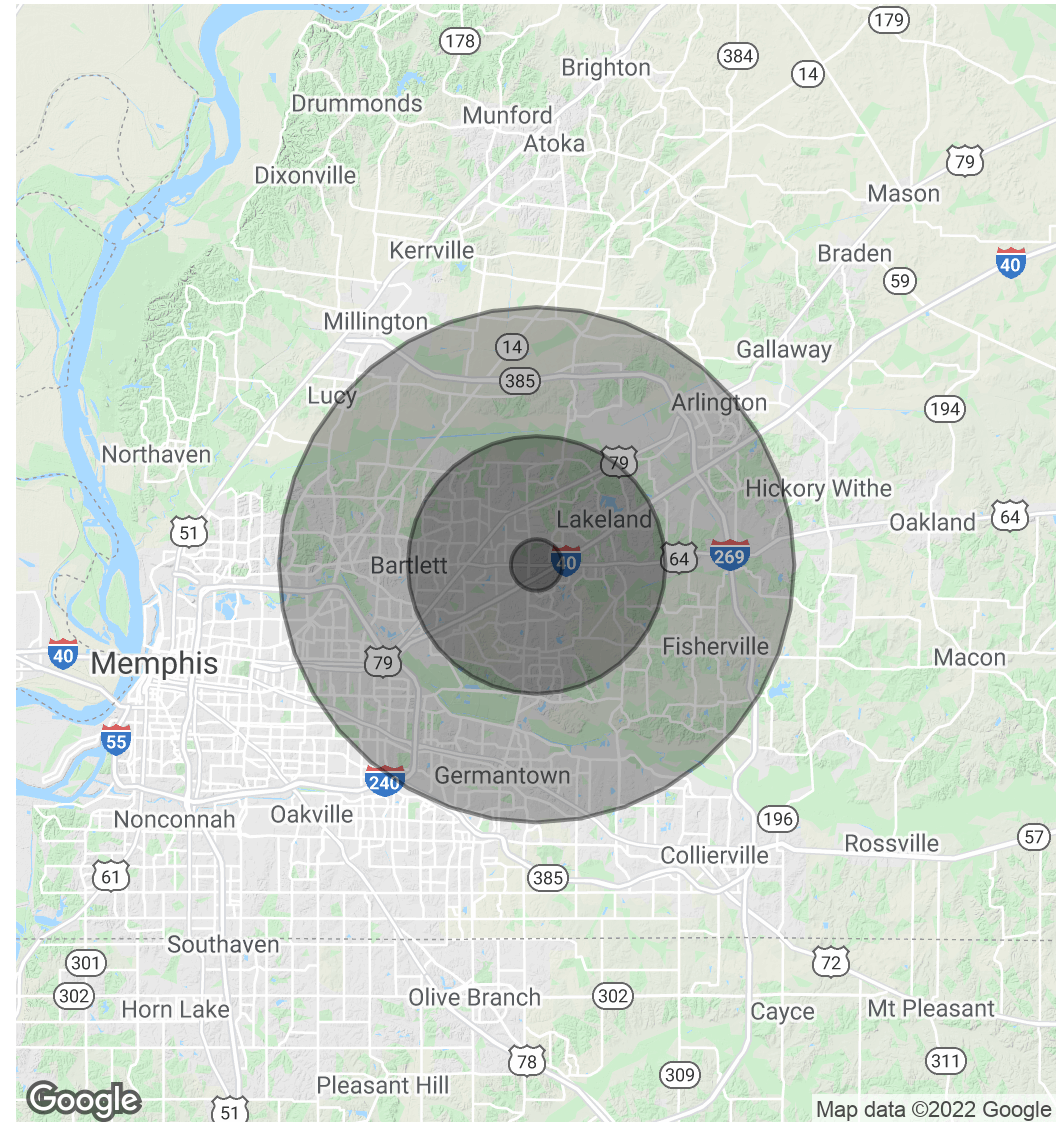
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,193	137,698	389,404
Average Age	35.2	35.6	36.7
Average Age (Male)	34.7	35.0	35.6
Average Age (Female)	35.3	36.1	37.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,883	52,466	143,834
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$80,905	\$77,835	\$88,725
Average House Value	\$235,018	\$194,032	\$257,344

* Demographic data derived from 2010 US Census



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