

# FALLS BUILDING RESTAURANT

22 NORTH FRONT ST #111, MEMPHIS, TN 38103

FOR LEASE



## LOCATION DESCRIPTION

Restaurant space on the ground floor of the Falls Building in Downtown Memphis

## PROPERTY HIGHLIGHTS

- 2,200 SF restaurant space available with an exterior entrance on Court Ave
- The Falls Building has 11 stories (183,477 SF), is listed on the National Register of Historic Places, and located along the waterfront of the Mississippi River
- A planned 170 unit historic office to residential conversion is currently underway and will include 12,500 SF of New York-style suite of amenities and the first true doorman service in the city
- 33 fully furnished rental units will cater to the University of Memphis Law School students directly across the street



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	11,433	34,409	62,590
Daytime Population	39,828	72,643	110,127
Households	6,805	18,563	31,881
Average HH Income	\$96,885	\$83,453	\$81,785

TSCG

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**SIDNEY SEALE**

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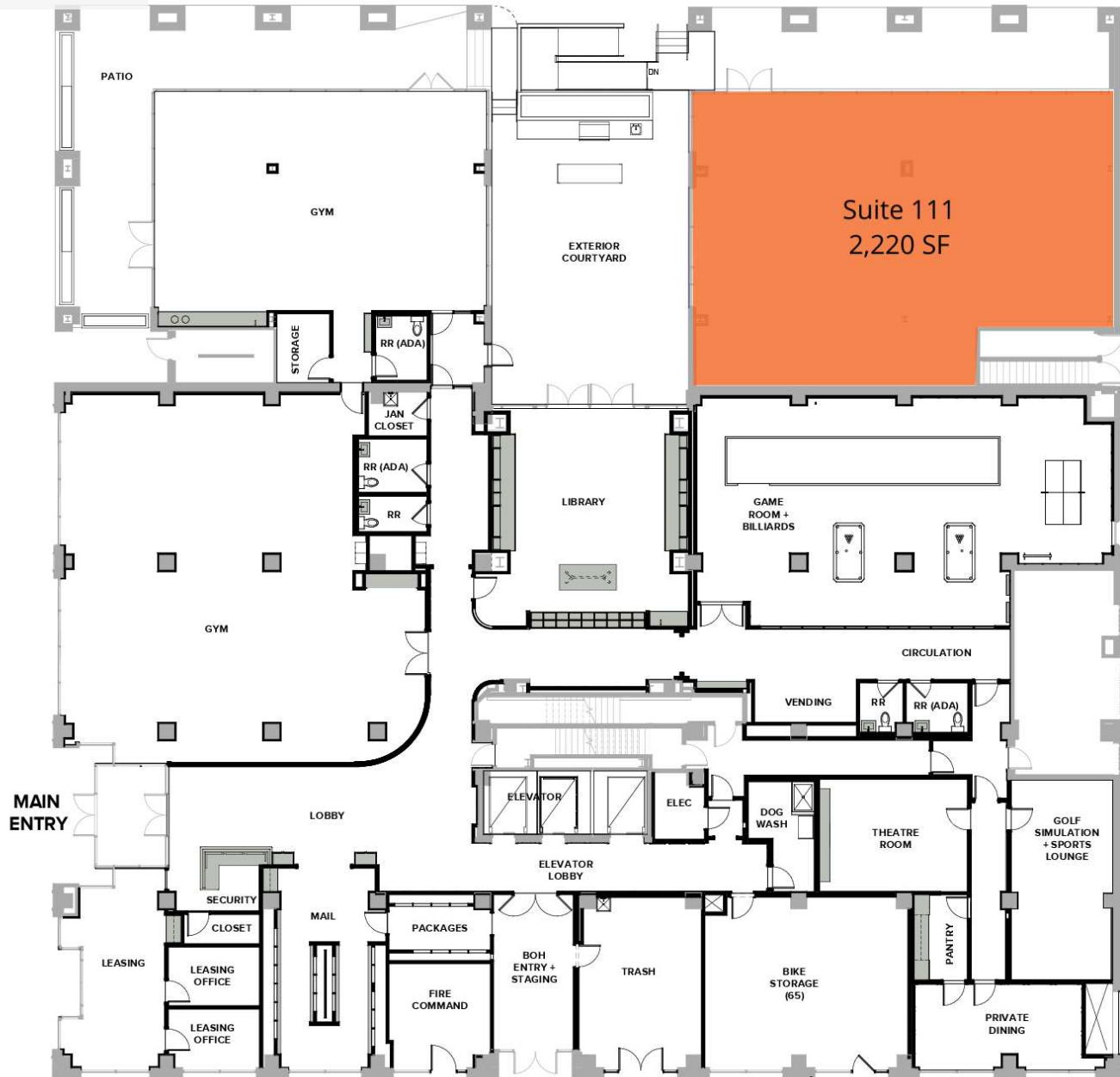
22 NORTH FRONT ST #111, MEMPHIS, TN 38103

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AVAILABLE

Court Ave

North Front St



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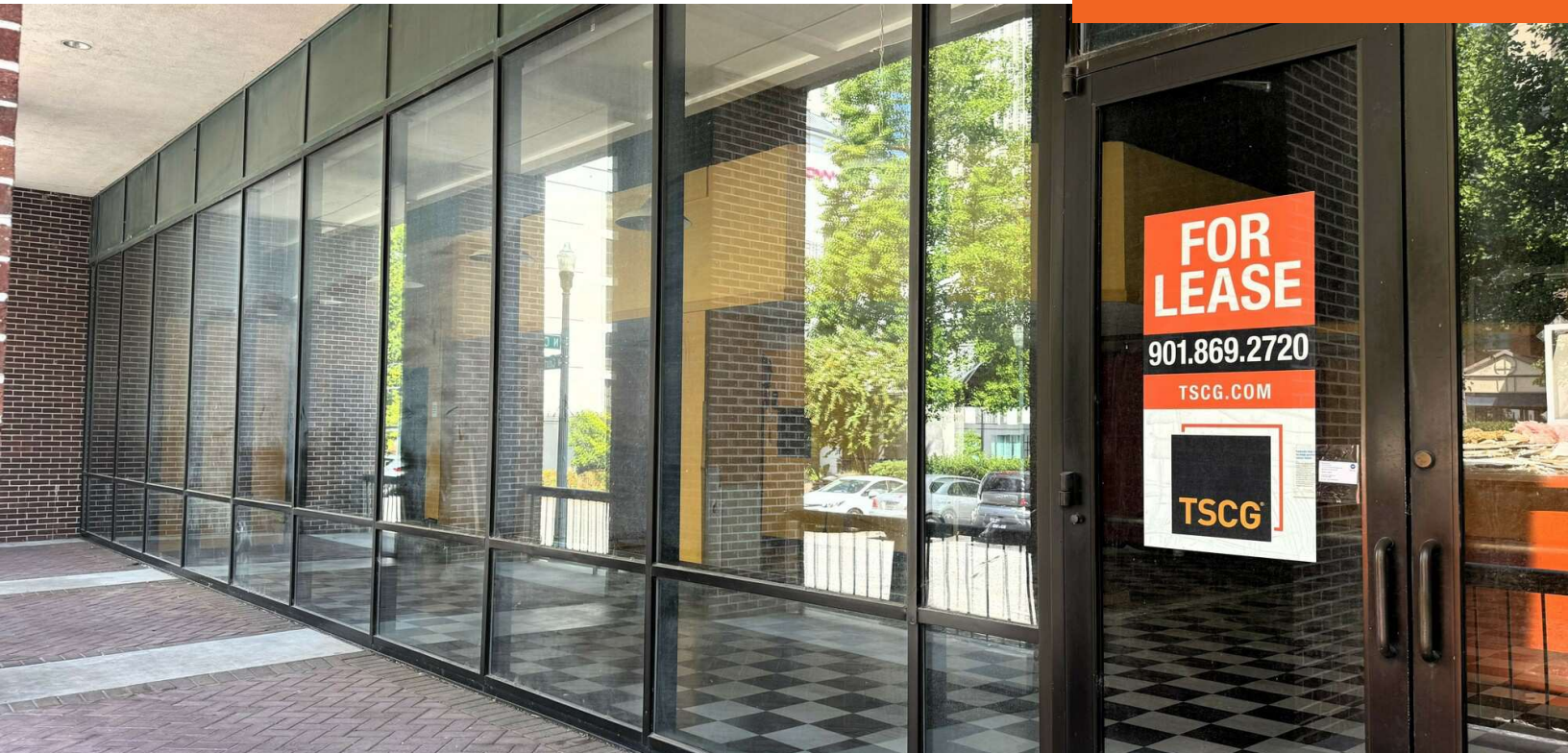
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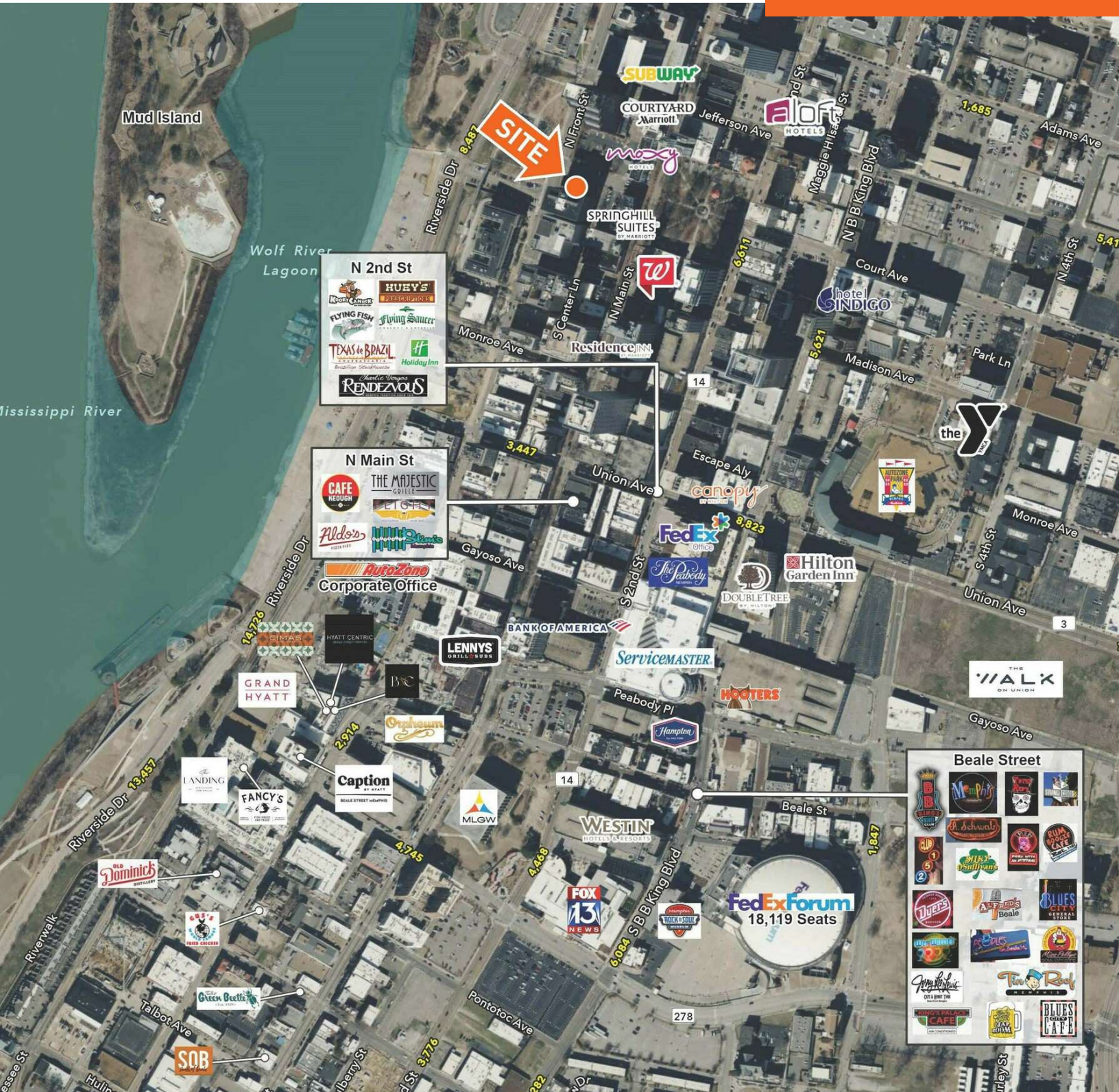
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