



PROPERTY DESCRIPTION

430 Monroe is the latest high-profile redevelopment in the Medical District and is ideal for office, restaurant, or other retail users.

PROPERTY HIGHLIGHTS

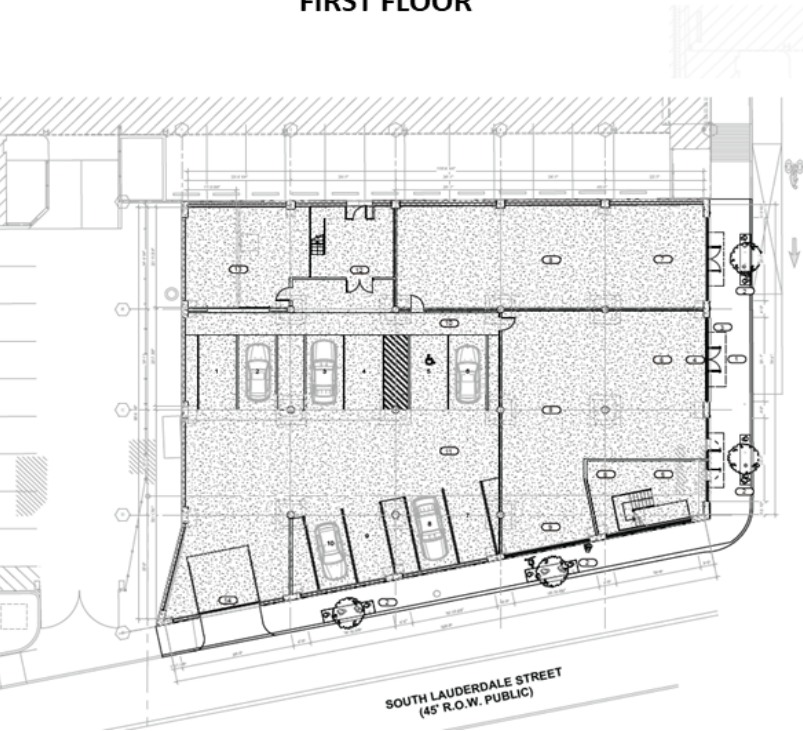
- Eligible for the Memphis Medical District grants and incentives
- Surrounded by trendy breweries, restaurants, and apartments in the Edge District
- Multiple medical facilities anchor this district including St. Jude Children's Research Hospital, Le Bonheur Children's Hospital, The University of Tennessee Health Science Center, Memphis VA Medical Center, and Regional One Health
- More than \$300M+ in new developments, including the 199-unit Mixed-Use Rise Apartments, Orion Federal Credit Union New HQ, 10-acre Orleans Station Mixed-Use Development with luxury apartment buildings and class A street level retail, The Ravine Greenspace, and the proposed \$1B The Walk on Union.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,136	38,602	60,105
Total Population	13,227	77,269	128,726
Average HH Income	\$57,175	\$72,551	\$64,914

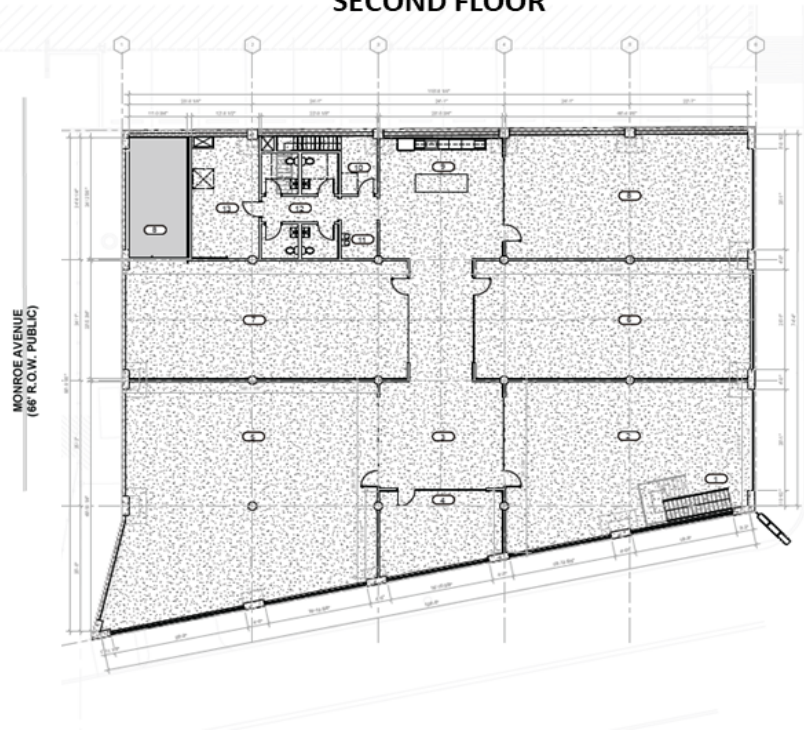
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FIRST FLOOR



SECOND FLOOR



SUITE	TENANT NAME	SPACE SIZE
First Floor	Available	1,000 - 10,840 SF
Second Floor	Available	1,000 - 10,840 SF

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