

# FOR LEASE

# 10,415 SQFT Flex/Retail Space



Traffic at Austin Peay Hwy 49,241 VPD

## 3223 Austin Peay Hwy, Memphis, TN 38128

### \$5,000 per month Modified Gross

- ❑ 1 high dock on back with lift.
- ❑ Outstanding traffic count and exposure to Austin Peay Hwy.
- ❑ Proximity to Raleigh Springs Civic Center, CFA, Starbucks and more!
- ❑ Conveniently connected to major thoroughfares, including I-40, US-64, and US-14/Austin Peay Highway.



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