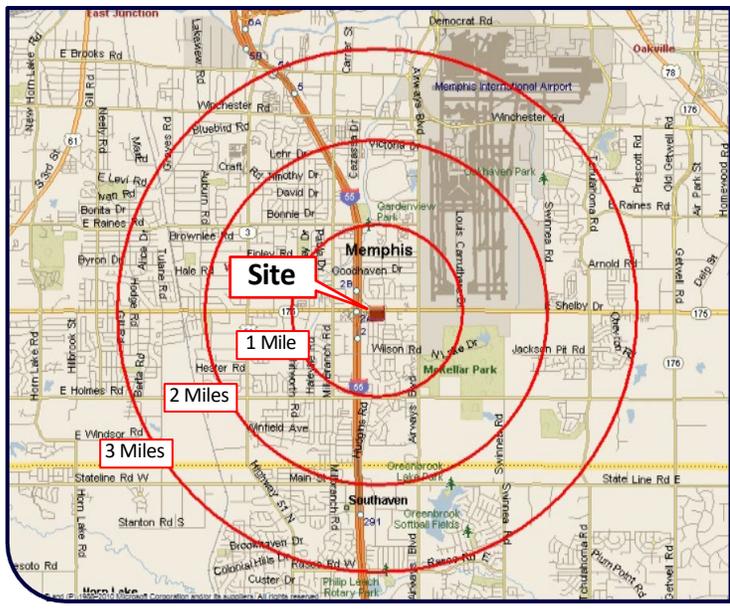


### Great Corner Location



### SITE SUMMARY

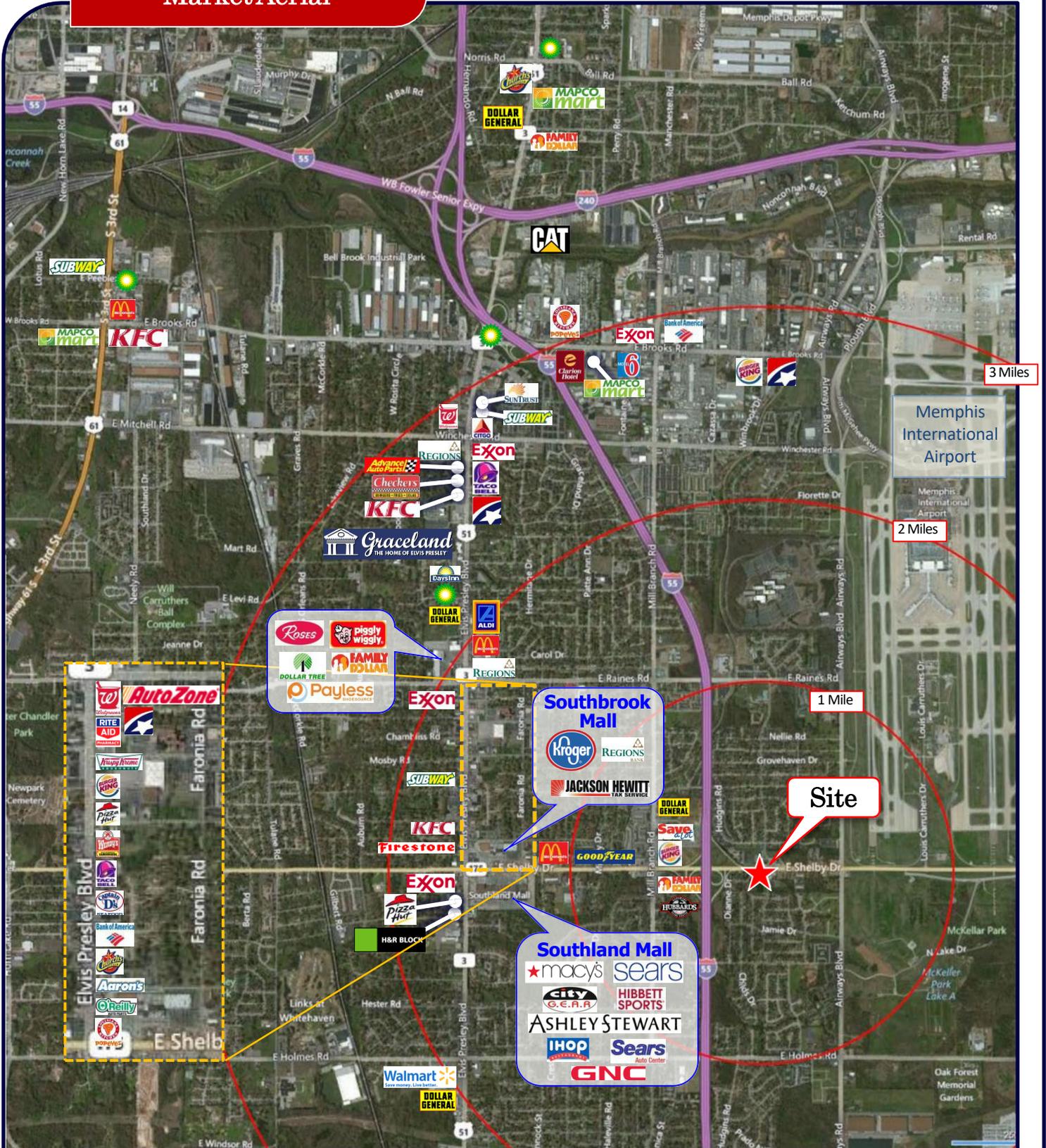
- 1.44 Acre Corner Location
- I-55 & Shelby Drive
- Signalized Intersection, Evening Drive
- Over 41,000 cars per day
- Perfect for any commercial use including fast food, Waffle House, Huddle House, auto parts, drug store, bank, credit union, dialysis, medical, etc.
- Close to Memphis International Airport
- Purchase Price: \$349,500

**Contact:** Dede Malmo, CCIM, President  
**MalmoMemphis Real Estate, Inc**  
 Phone: 901-537-7447  
 Fax: 901-537-7437  
 Email: [dmalmo@malmomemphis.com](mailto:dmalmo@malmomemphis.com)

Population	1 Mile	3 Miles	5 Miles
Population	11,107	67,382	152,922
Families	2,751	16,660	38,969
Median Age	28.9	30.5	31.5
Households			
Total Households	4,062	23,893	55,036
Owner Occupied HHlds	43.38%	53.77%	59.95%
Median Household Inc	\$55,021	\$51,308	\$50,232
Avg Household Inc	\$61,960	\$57,138	\$56,648

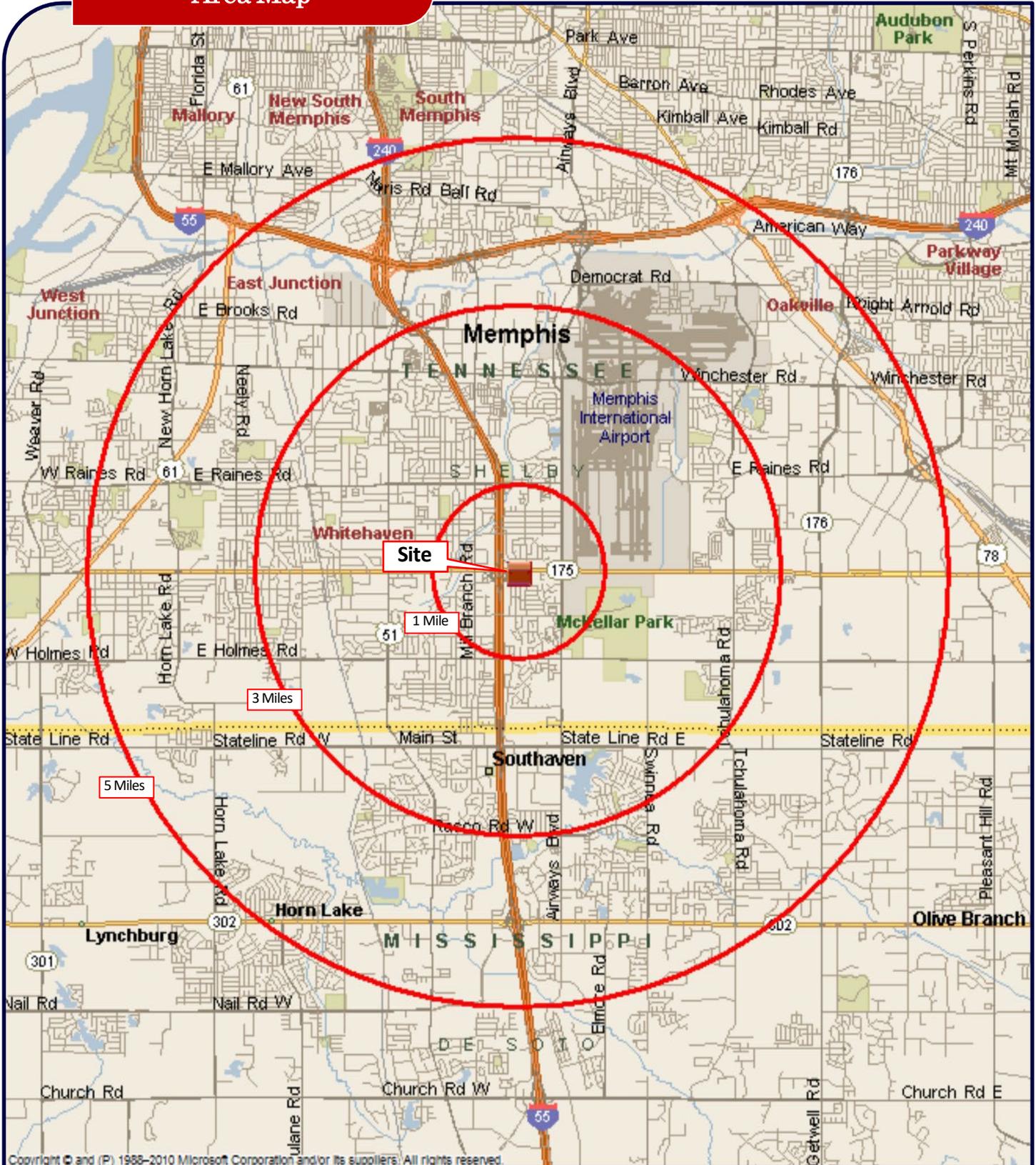
All information is from sources deemed reliable and is subject to errors, omissions, change of price, terms, rentals, prior sale and withdrawal without notice.

### Market Aerial



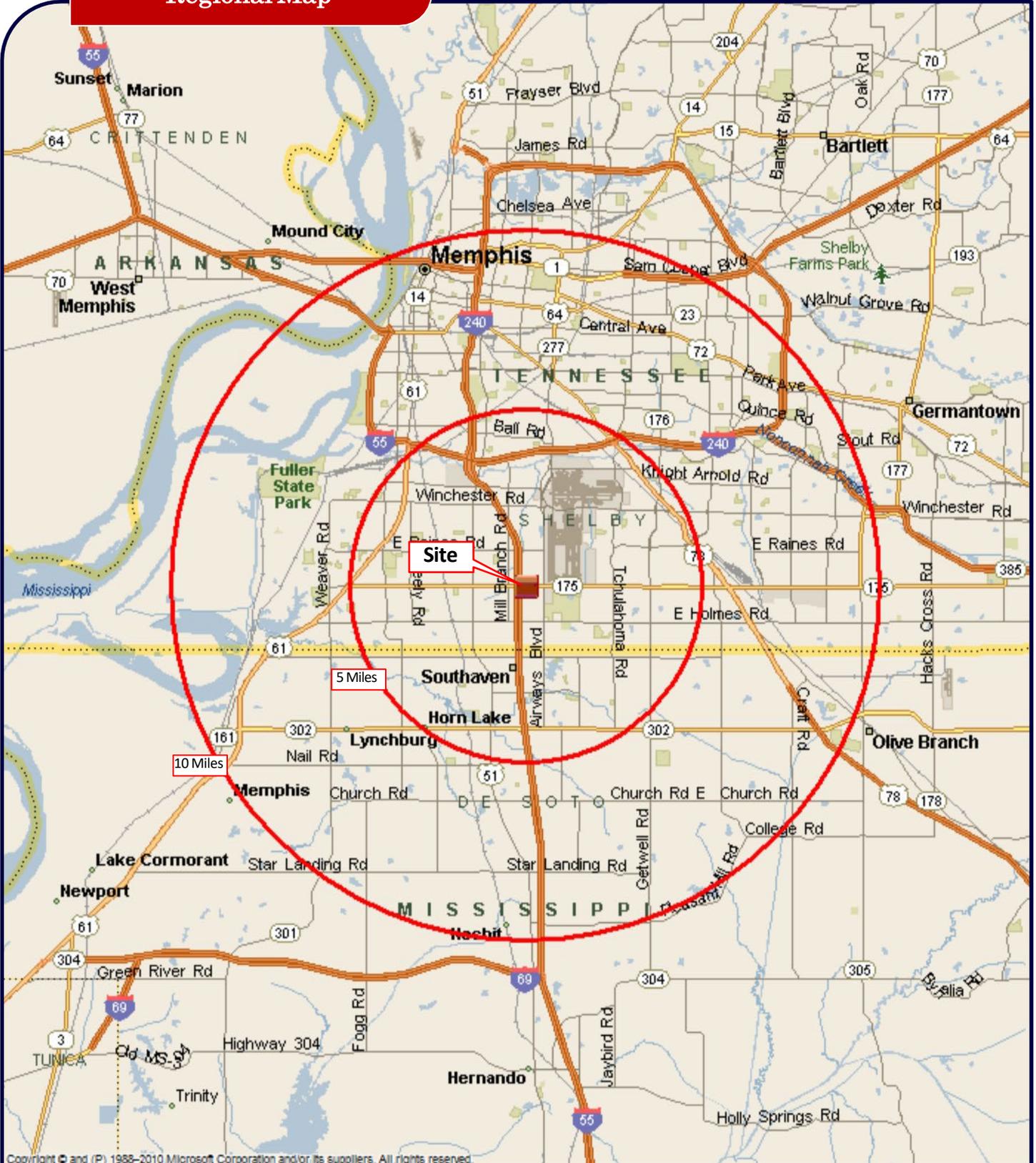
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### Area Map



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### Regional Map



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Site Plan - Retail w Pad Site



All information is from sources deemed reliable and is subject to errors, omissions, change of price, terms, rentals, prior sale and withdrawal without notice.

Site Plan - Free Std'g Retail



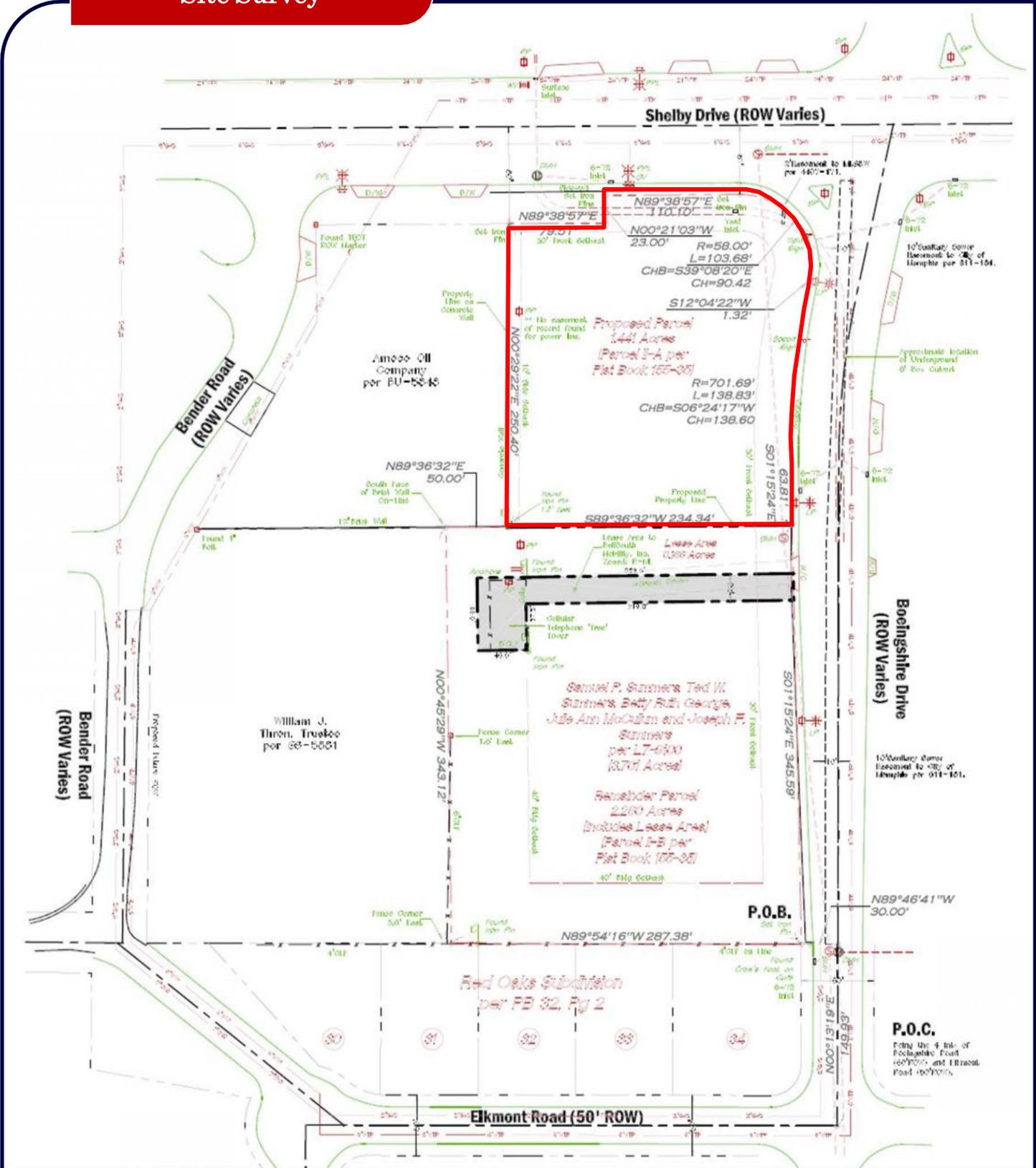
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Site Plan - Bank/Credit Union



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### Site Survey



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