

# For Sale

**100% Occupancy  
Offered at \$800K**

**3078-3086 Summer Avenue  
Memphis, TN 38112**

# INVESTMENT HIGHLIGHTS



Address  
3078-3086 Summer Ave



Price  
\$800,000



Cap Rate  
9%



Square Footage  
9,787 SF



Lot Size  
.24 Acres



Year Built  
1942



Parking  
15 Spaces/1.53 Ratio



Ceiling Height  
12'



Lease Type  
NNN



NOI  
\$72,000 / Annually



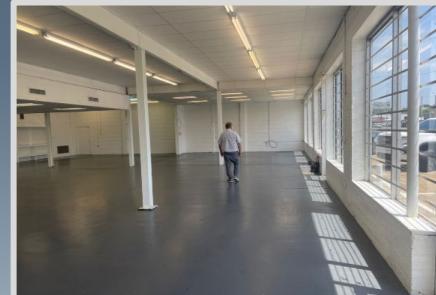
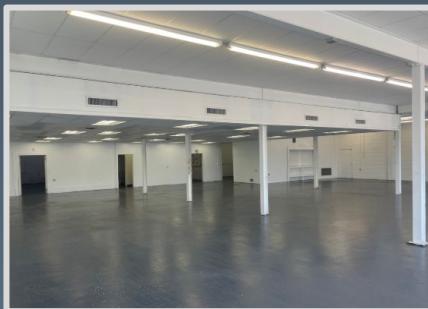
Zoning  
CH



Signage  
Pylon

# PROPERTY HIGHLIGHTS

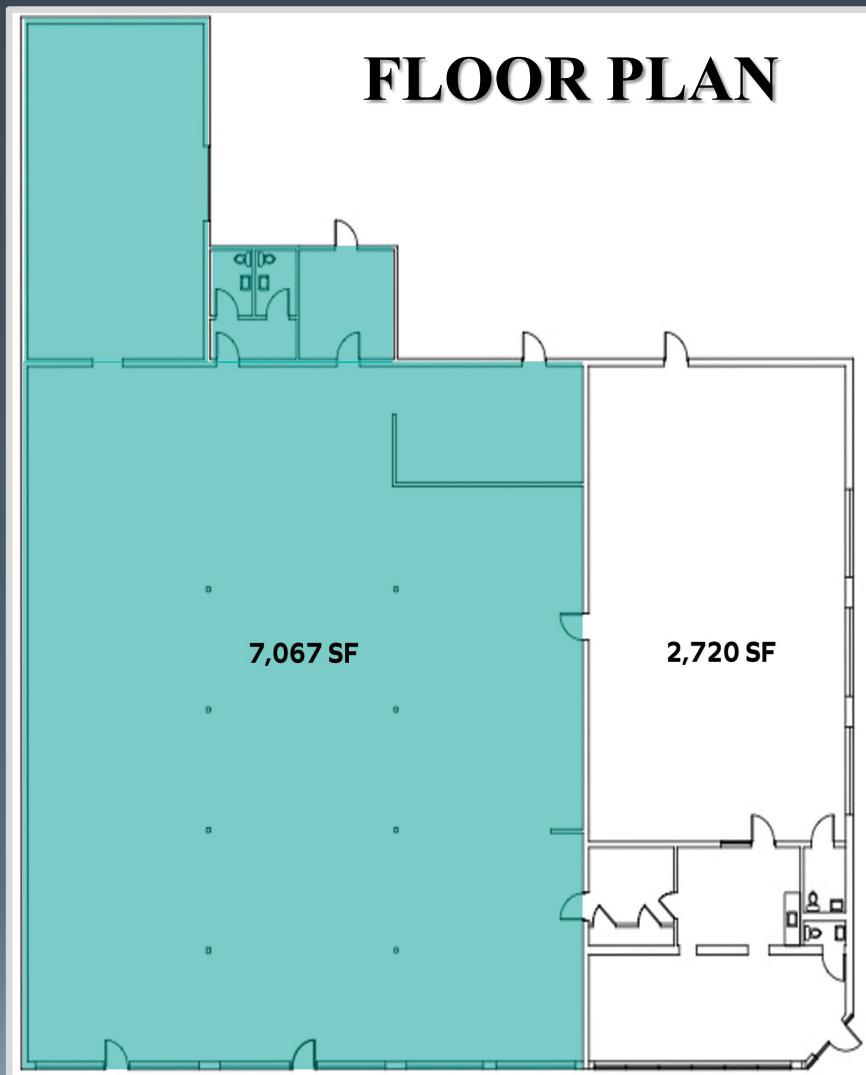
- Great Corner Retail Center | Summer Ave Frontage w/ 22,500+ VPD
- Located just North of the Broad Avenue Arts District
- Three Dock Doors
- Storefront Parking
- Secure: Iron Fence
- Loads of Natural Light from Window Front



# 3078-3086 SUMMER AVE

## Memphis, TN 38112

### FLOOR PLAN



### Demographics

|                   | <u>1 MILE</u> | <u>3 MILE</u> | <u>5 MILE</u> |
|-------------------|---------------|---------------|---------------|
| <b>POPULATION</b> | 14,283        | 97,692        | 237,681       |
| <b>HOUSEHOLDS</b> | 5,799         | 39,839        | 100,194       |
| <b>HH INCOME</b>  | \$58,176      | \$70,786      | \$68,687      |

GILL  
PROPERTIES



For more information:  
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