

INVESTMENT OPPORTUNITY BROAD AVENUE ARTS DISTRICT

Memphis, Tennessee

FOR SALE 2519 BROAD AVENUE

Vibrant Broad Avenue is known for its colorful murals and water tower, as well as its boutiques, art galleries, creative studios, and growing dining options.



GILL
PROPERTIES

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BROAD AVENUE ARTS DISTRICT

Highlights & Demographics

Area Highlights:

- **2519 Broad Ave is in the Historic Binghampton Community in the City of Memphis, Tennessee**
- **The Link: Brand New 100+ Unit Apartment Complex directly across the street.**
- **The Community is one of the gateways to Midtown with Hyde Park on the North, Chickasaw Gardens on the South, and Overton Park, The Memphis Zoo and Evergreen on the West.**
- **The two-way bicycle lane, The Hampline and being in close proximity to the Shelby Farms Greenline has created a walkable and vibrant area.**
- **And a final note, this district is still being actively developed.**

Demographics:

Distance	Population	Households	Avg. Household Income
1 mile	9,880	4,084	\$84,707
3 miles	97,522	45,519	\$86,204
5 miles	229,609	103,093	\$91,309

Traffic Counts:

Sam Cooper Blvd: 43,400+
East Parkway N: 31,150+
Summer Avenue: 25,500+

Building is located across from
the New Apartments, Link



A P A R T M E N T S®
B R O A D A V E



BUDS & BREWS

The Tenant & Investment



TENANT

Buds & Brews established in 2022 in
Nashville

Tennessee's first cannabis infused restaurant and bar

THREE LOCATIONS:

- 1024 Woodland St., Nashville, TN
- 1244 3rd Ave N, Nashville, TN
- 2519 Broad Ave., Memphis, TN

Offering live music, upscale food,
extensive bar list with a full
dispensary

Offers Merchandise Food Truck Service

INVESTMENT

- 10 Year Lease signed in 2024
- NNN & 2.5% Annual Increases
- 8.42 Cap Rate
- NOI: \$84,230

Asking Price \$1 Million

2519 BROAD AVENUE

The Property

FOR SALE

LOCATION: 2519 Broad Avenue

Historical building located in the Broad Avenue Art District

TYPE: Two Story | Freestanding Building

SIZE: 4,553 SF | .25 AC LOT

Prominently located on a Corner and directly across from NEW Apartments, [LINK](#).

BUILT: 1910 **RENOVATED:** 2024

ZONED: CL

100 % LEASED
Offering at \$1M



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Brown Gill, Broker

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