

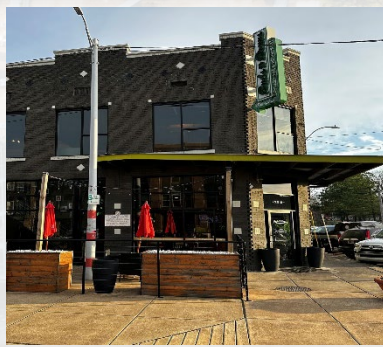
# INVESTMENT OPPORTUNITY BROAD AVENUE ARTS DISTRICT

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

6815 Poplar Avenue, Suite 110  
Germantown, TN 38138  
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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



APARTMENTS®  
BROAD AVE



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*Buds & Brews* established in 2022 in Nashville

## THREE LOCATIONS:

- 1024 Woodland St., Nashville, TN
- 1244 3<sup>rd</sup> 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

- 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**



**GILL**  
PROPERTIES

**Brown Gill, Broker**

901-483-9974

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