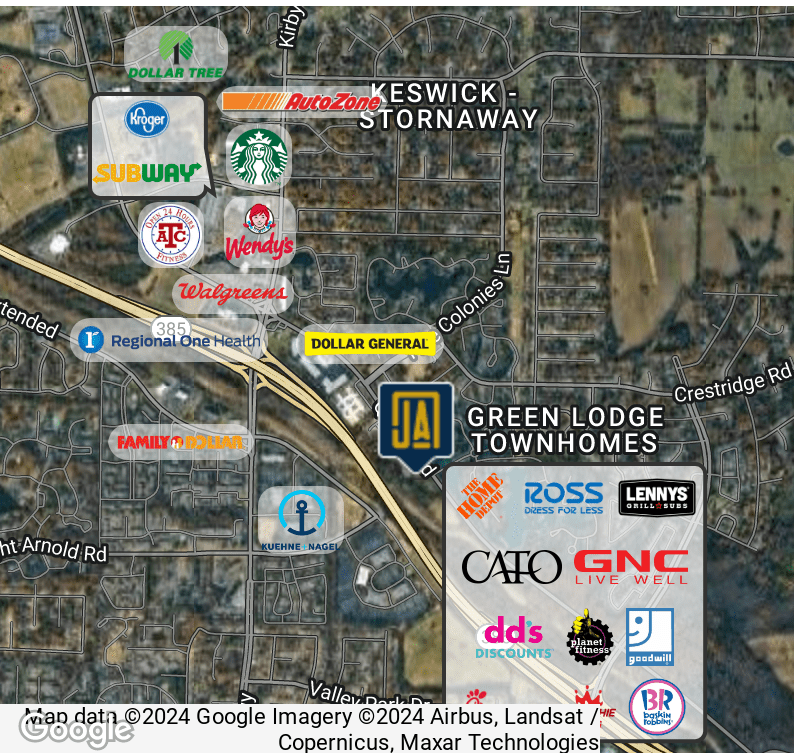


KIRBY GATE LAND

MEMPHIS, TN 38119



PROPERTY DESCRIPTION

4.28 Acres of Available Land with Flexible Mixed-Use Zoning

PROPERTY HIGHLIGHTS

- Ideally situated among dense residential neighborhoods
- Over 500,000 SF of business users within one mile radius
- Area Retailers: Regional One Health, Kuehne + Nagel, The Home Depot, AutoZone, Dollar Tree, Kroger, Starbucks, ROSS, Walgreens, ATC Fitness, Planet Fitness, Dollar General, Family Dollar, and many more
- Traffic Counts: Kirby Rd (19,561 AADT) and Hwy 385 (122,265 AADT)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,130	40,227	80,106
Total Population	13,253	99,273	203,064
Average HH Income	\$69,324	\$88,197	\$103,241

WRILEY GILLEN

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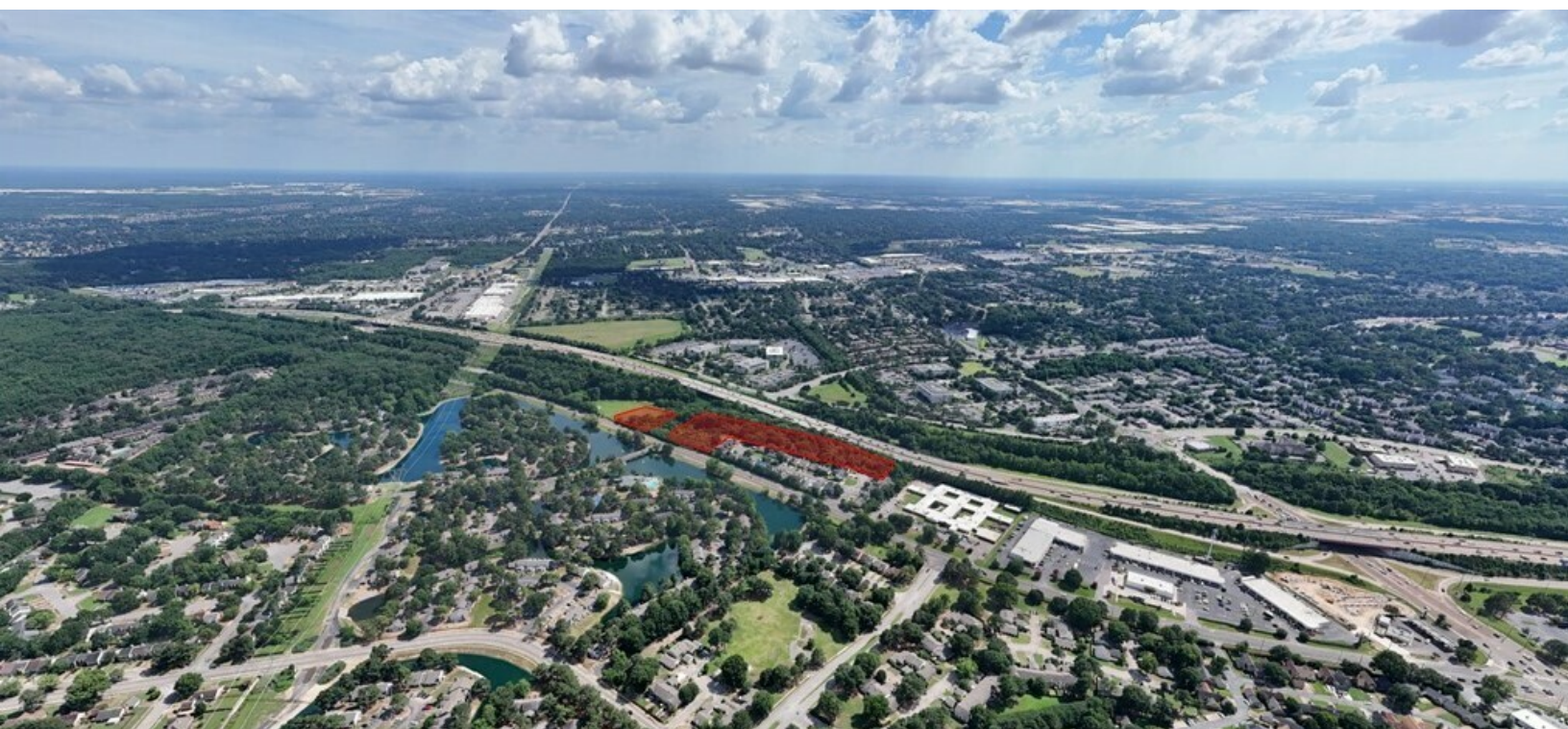
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