

FOR SALE/LEASE
6,018 SF RESTAURANT BUILDING
FULLY EQUIPPED AND FURNISHED



7065 Winchester Rd
Memphis, TN 38125

901-220-9058
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Restaurant Building

7065 Winchester Rd, Memphis, TN 38125

PROPERTY HIGHLIGHTS



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- 6,018 Sq. Ft. Building + 500 Sq. Ft. Patio
- Built in 1998 (Renovated in 2016)
- Fully Equipped Kitchen
- Dining Room + Separate Party Room (Fully Furnished)
- Fully Sprinkled
- 0.83 Acre Lot (approximately 154' x 236')
- Close proximity to HWY 385 (100,000+ vehicles per day) and Winchester Rd. (30,000+ vehicles per day).
- Well established dining and entertainment destination.
- Ample Parking (access to 279 parking spaces)
- Signaled intersection at Winchester Rd. and Malco Way
- **Asking Price: \$1,800,000.00 (\$299 PSF)**

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Area Map



RECENT NEARBY IMPROVEMENTS



TOPGOLF

OPENED OCTOBER 2023



MAJOR RENOVATION
2023



UNDER CONSTRUCTION

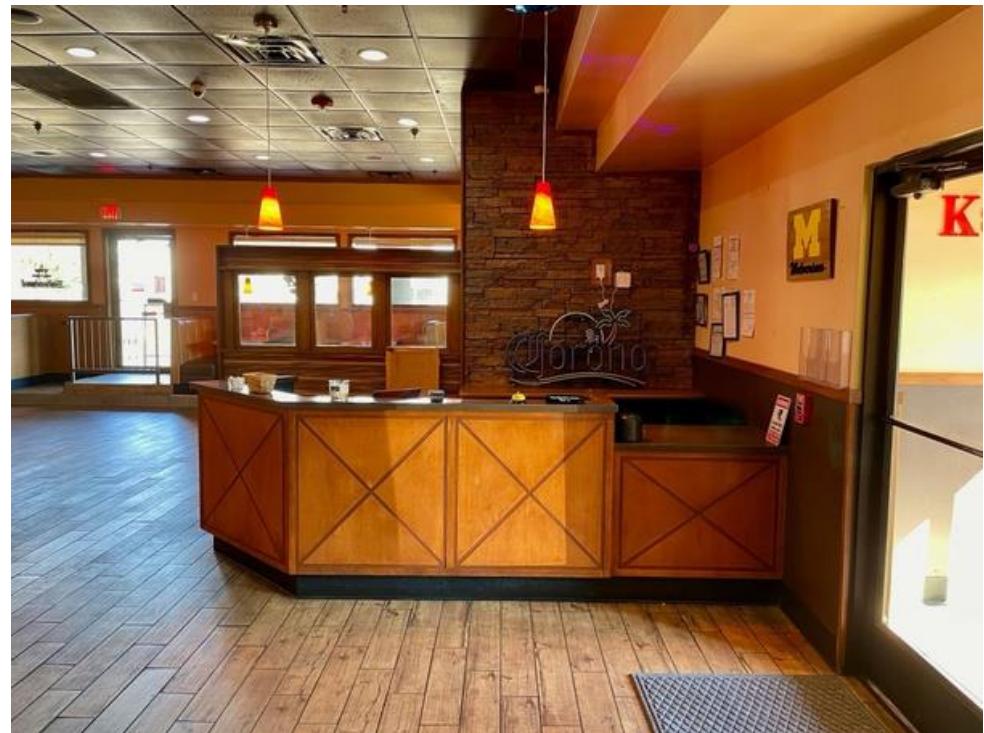


Riverdale Rd. (38,137 AADT)

Winchester Rd. (30,353 AADT)

SUBJECT
PROPERTY

Photos



Photos



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Photos



Walk-In Refrigerator

Approx. 12' x 15'



Walk-In Freezer

Approx. 7' x 15'

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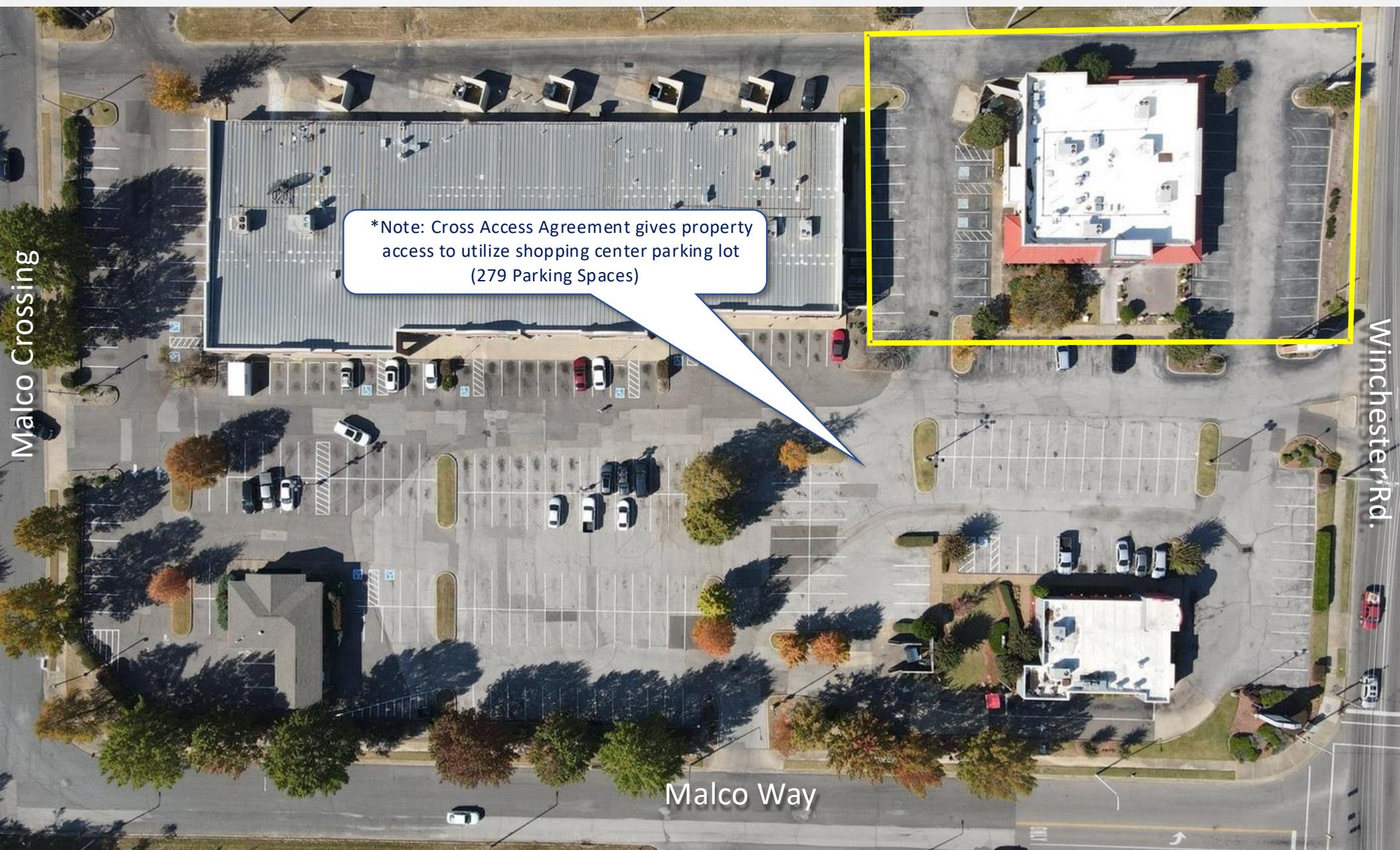
Pylon Sign on Winchester Rd.



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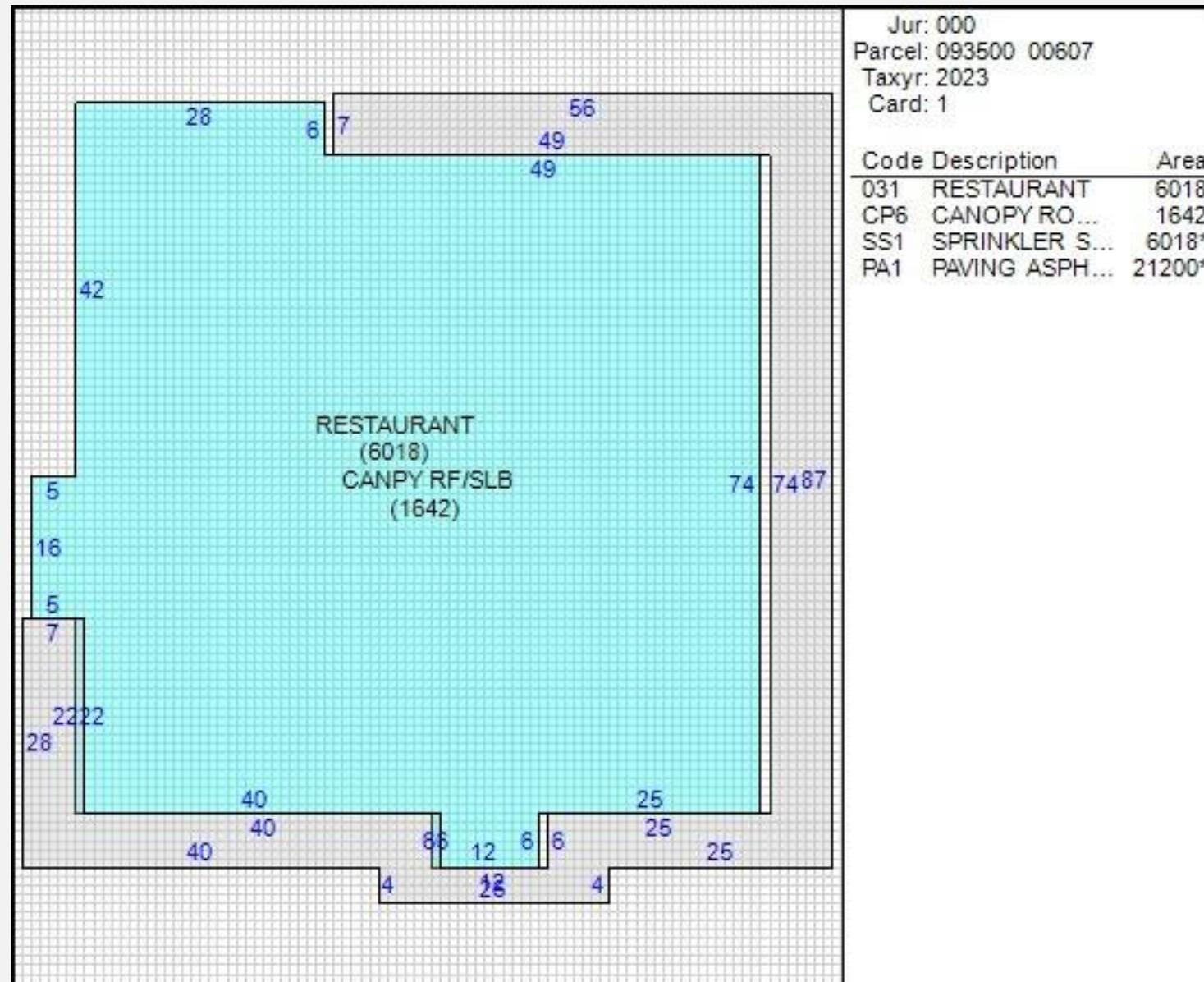
Aerial



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BUILDING SKETCH



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Traffic Counts

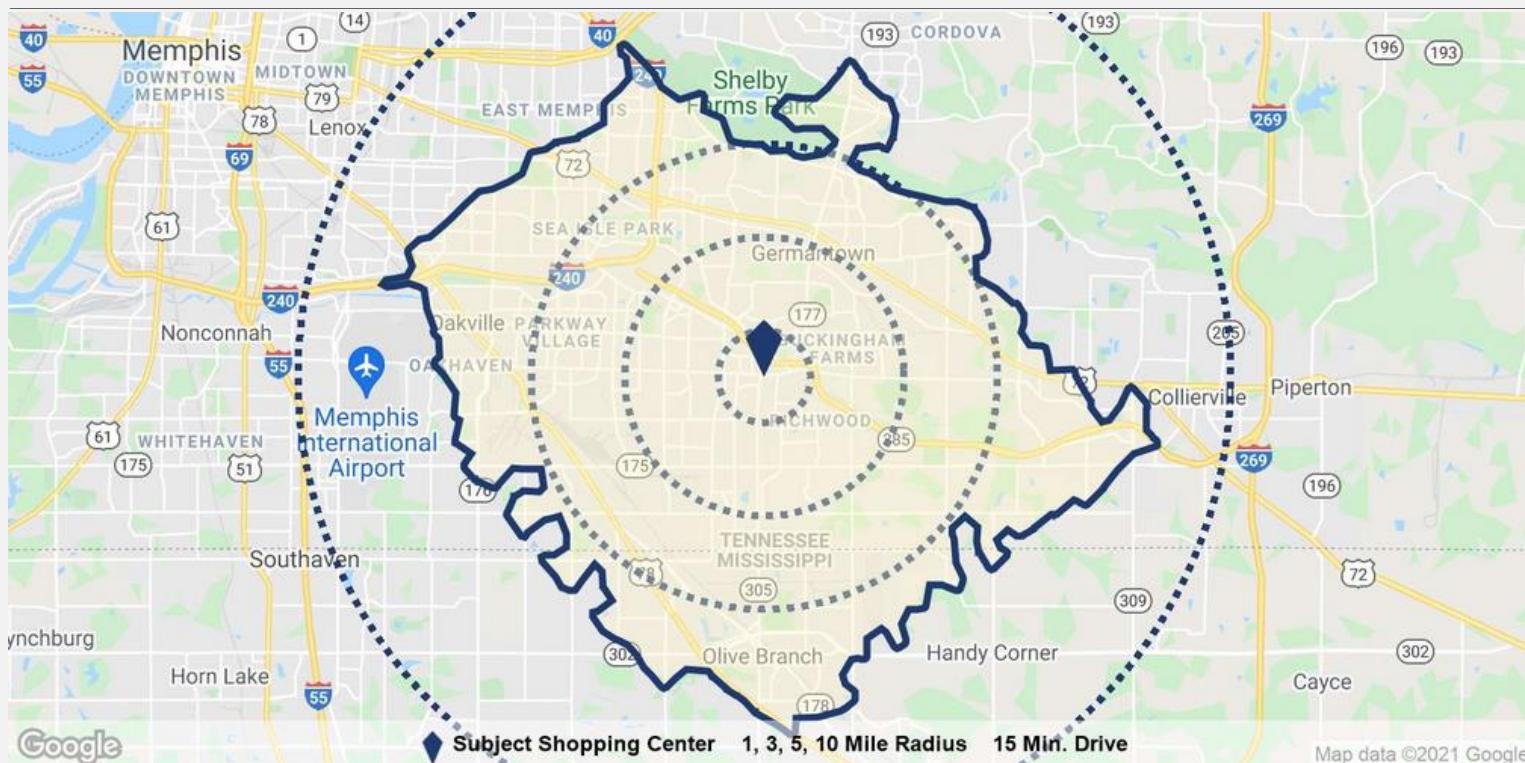


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Demographics

	3 MILES	5 MILES	10 MILES
Population	92,176	180,875	526,312
Households	35,062	69,301	200,391
Average HH Income	\$71,373	\$87,295	\$89,483



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Recent Comparable Sales

Former Use	Address	Original Construction Date	Building Size (SF)	Date of Sale	Sale Price	Sale Price Per SF
SUBJECT PROPERTY: Denny's / K Soul	7065 Winchester Rd, Memphis, TN 38125	1998	6,018	(TBD)	Asking \$1,800,000	Asking \$299
Logan's Roadhouse	2710 N Germantown Pkwy, Memphis, TN 38133	1997	7,800	8/23/23	\$2,650,000	\$340
Red Robin	1231 N Germantown Pkwy, Cordova, TN 38016	2007	6,235	2/9/23	\$2,150,000	\$345



FOR SALE/LEASE (Full Size Restaurant)

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**6,018 Sq. Ft. Building + 500 Sq. Ft. Patio.
275+ parking**

**Fully Equipped Kitchen
Dining Room + Separate Party Room
(Fully Furnished)**



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