

# FOR SALE

18-22 South Second St  
Downtown Memphis

Two  
Historical  
Buildings

18 S Second St  
\*33,078 SF

22 S Second St  
54,492 SF

Asking Price

\$4,500,000

Total SQFT

\*87,570±

*\*includes basement*

Total Acreage

0.252 acres

Both Buildings



Office:  
773 East Brookhaven  
Circle Memphis, TN  
38117

Melanie Myers Bland  
[Melanie@myerscre.com](mailto:Melanie@myerscre.com)  
901-761-5595 Office

 **MYERS**  
COMMERCIAL REAL ESTATE

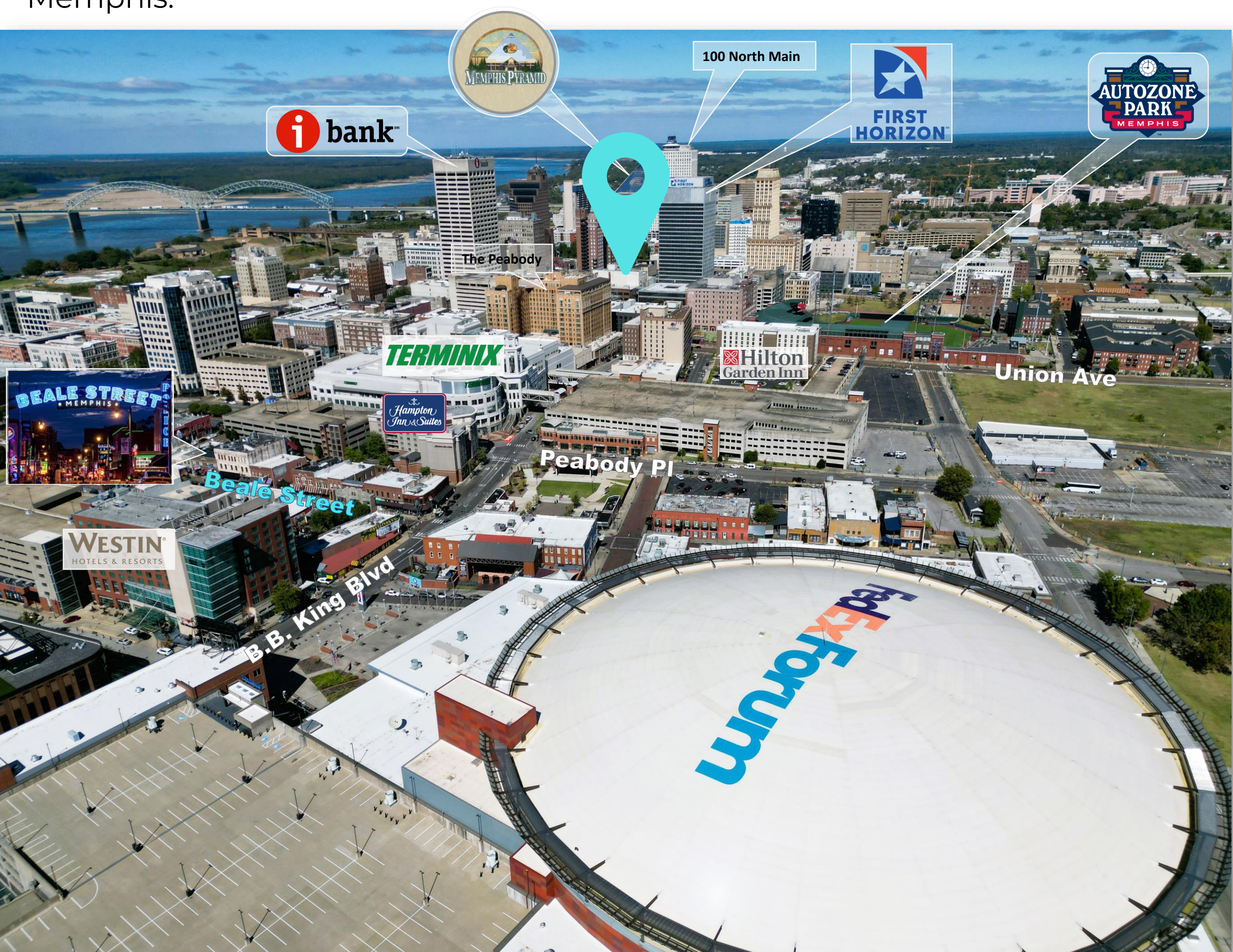


# 18-22 South Second St Downtown Memphis

## Executive Summary

Myers Commercial Real Estate is excited to present the sale of two historic buildings situated in the heart of Downtown Memphis. The property neighbors First Horizon Bank, a 25-story corporate headquarters. It is walking distance from AutoZone Park, The Peabody Hotel, Court Square Park, Beale Street entertainment district, and the newly renovated Tom Lee Park.

The subject Property is comprised of two separate office buildings. The buildings connect on the sixth-floor. Each building has its own individual floor plate design, mostly free of columns. This is an excellent opportunity for an owner user or investor to acquire and bring a new vision to life in downtown Memphis.





# 18-22 South Second St Downtown Memphis

Spec Sheet

18 South Second St Memphis, TN 38103	
Submarket	Downtown Memphis
Size (Sq.Ft.)	33,078
Property Type	Office
Story #	6 + Mezzanine + Basement
Cargo Elevator	4,000 lb. capacity (25-person) Installed in 2015
Occupancy	Vacant
Year built	1892
Site acreage	0.126 acres
Sprinkler System	Yes (wet)
Parking	None
Parcel ID	002059 00014

22 South Second St Memphis, TN 38103	
Submarket	Downtown Memphis
Size (Sq.Ft.)	54,492
Property Type	Office
Story #	7
Elevator	2 elevators
Occupancy	Vacant
Year built	1965
Site acreage	0.126 acres
Sprinkler System	Yes (wet)
Parking	None
Parcel ID	002059 00013





# 18-22 South Second St Downtown Memphis

## Location



Contiguous Six-story  
and Seven-Story office  
Building



Prime Location  
in Downtown  
District

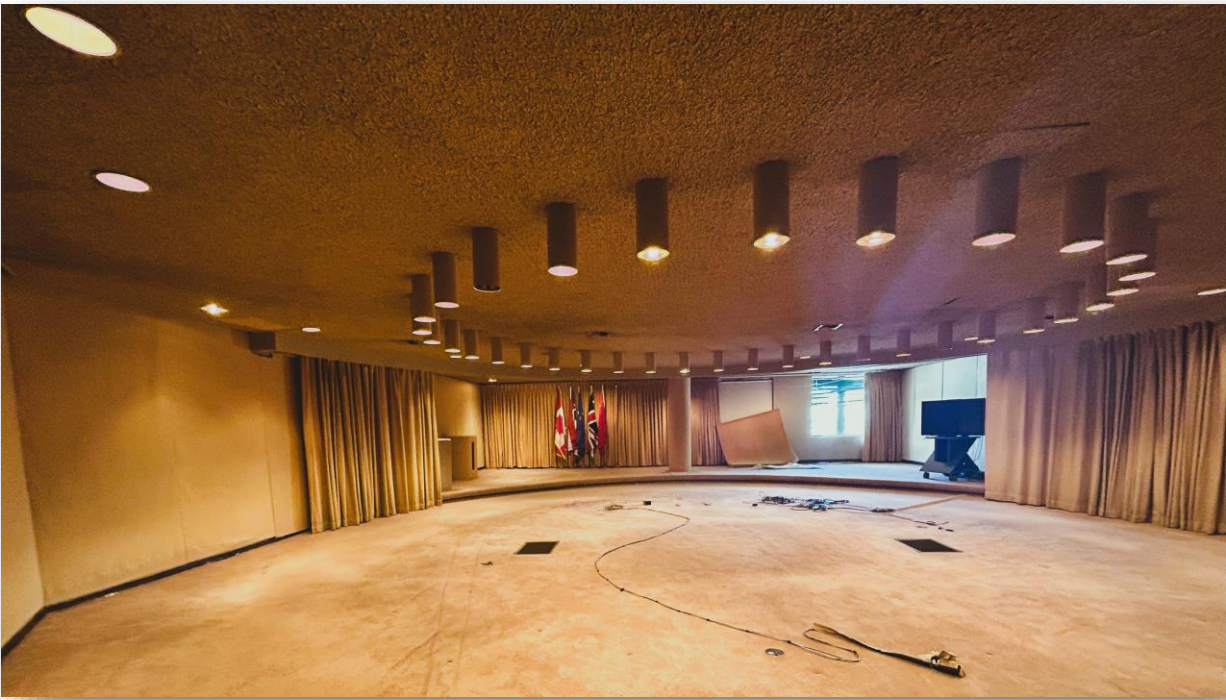
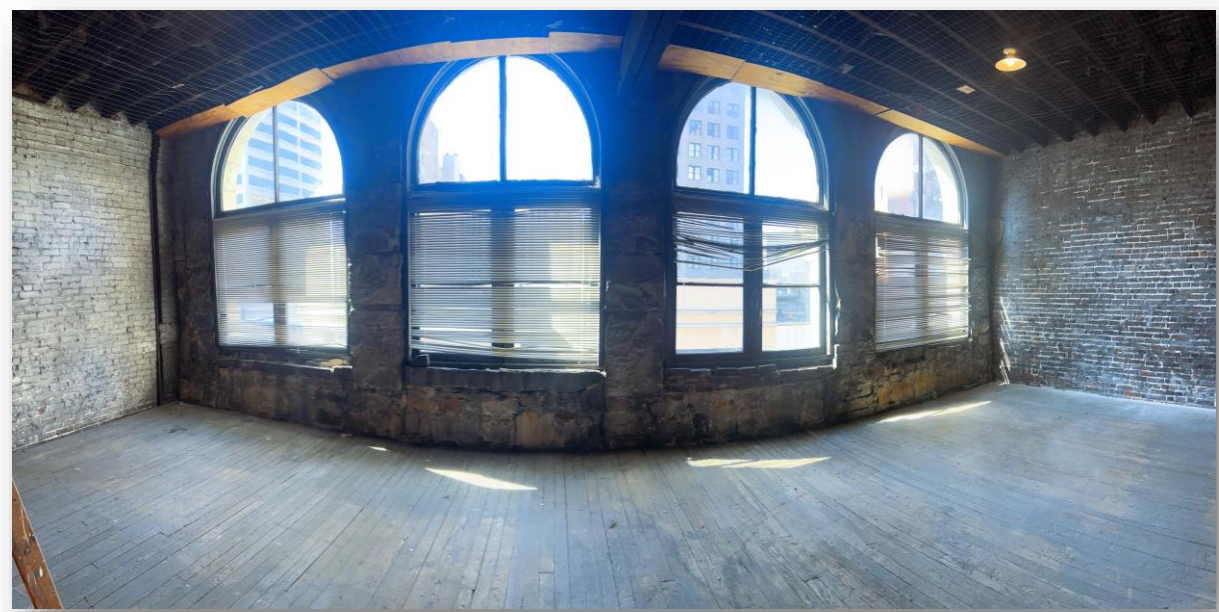


Amenities  
Walking-distance



# 18-22 South Second St Downtown Memphis

## Gallery



## Typical Floor Plan

18 S Second St



22 S Second St





# 18-22 South Second St Downtown Memphis



## Demographics

Radius	3 Mile		5 Mile		10 Mile	
Population						
2028 Projection	75,963		145,407		470,084	
2023 Estimate	75,596		145,895		475,984	
2010 Census	69,654		140,681		483,491	
Growth 2023 - 2028	0.49%		-0.33%		-1.24%	
Growth 2010 - 2023	8.53%		3.71%		-1.55%	
2023 Population by Hispanic Origin	2,483		4,263		31,762	
2023 Population	75,596		145,895		475,984	
White	19,216	25.42%	33,037	22.64%	128,926	27.09%
Black	52,927	70.01%	107,718	73.83%	331,994	69.75%
Am. Indian & Alaskan	155	0.21%	318	0.22%	1,685	0.35%
Asian	2,108	2.79%	2,683	1.84%	6,023	1.27%
Hawaiian & Pacific Island	16	0.02%	31	0.02%	465	0.10%
Other	1,174	1.55%	2,108	1.44%	6,891	1.45%
U.S. Armed Forces	62		72		468	
Households						
2028 Projection	34,005		61,909		181,754	
2023 Estimate	33,780		62,078		184,131	
2010 Census	30,651		59,401		186,845	
Growth 2023 - 2028	0.67%		-0.27%		-1.29%	
Growth 2010 - 2023	10.21%		4.51%		-1.45%	
Owner Occupied	10,986	32.52%	24,900	40.11%	91,306	49.59%
Renter Occupied	22,794	67.48%	37,178	59.89%	92,825	50.41%
2023 Households by HH Income	33,776		62,077		184,130	
Income: <\$25,000	12,525	37.08%	24,356	39.24%	64,558	35.06%
Income: \$25,000 - \$50,000	7,731	22.89%	15,029	24.21%	47,765	25.94%
Income: \$50,000 - \$75,000	4,913	14.55%	8,497	13.69%	28,052	15.23%
Income: \$75,000 - \$100,000	2,564	7.59%	4,714	7.59%	15,597	8.47%
Income: \$100,000 - \$125,000	1,381	4.09%	2,386	3.84%	9,882	5.37%
Income: \$125,000 - \$150,000	967	2.86%	1,791	2.89%	5,228	2.84%
Income: \$150,000 - \$200,000	1,157	3.43%	1,693	2.73%	4,614	2.51%
Income: \$200,000+	2,538	7.51%	3,611	5.82%	8,434	4.58%
2023 Avg Household Income	\$66,026		\$59,718		\$59,356	
2023 Med Household Income	\$37,453		\$34,256		\$38,030	





18-22 South Second St  
Memphis, TN 38103

## Contact us

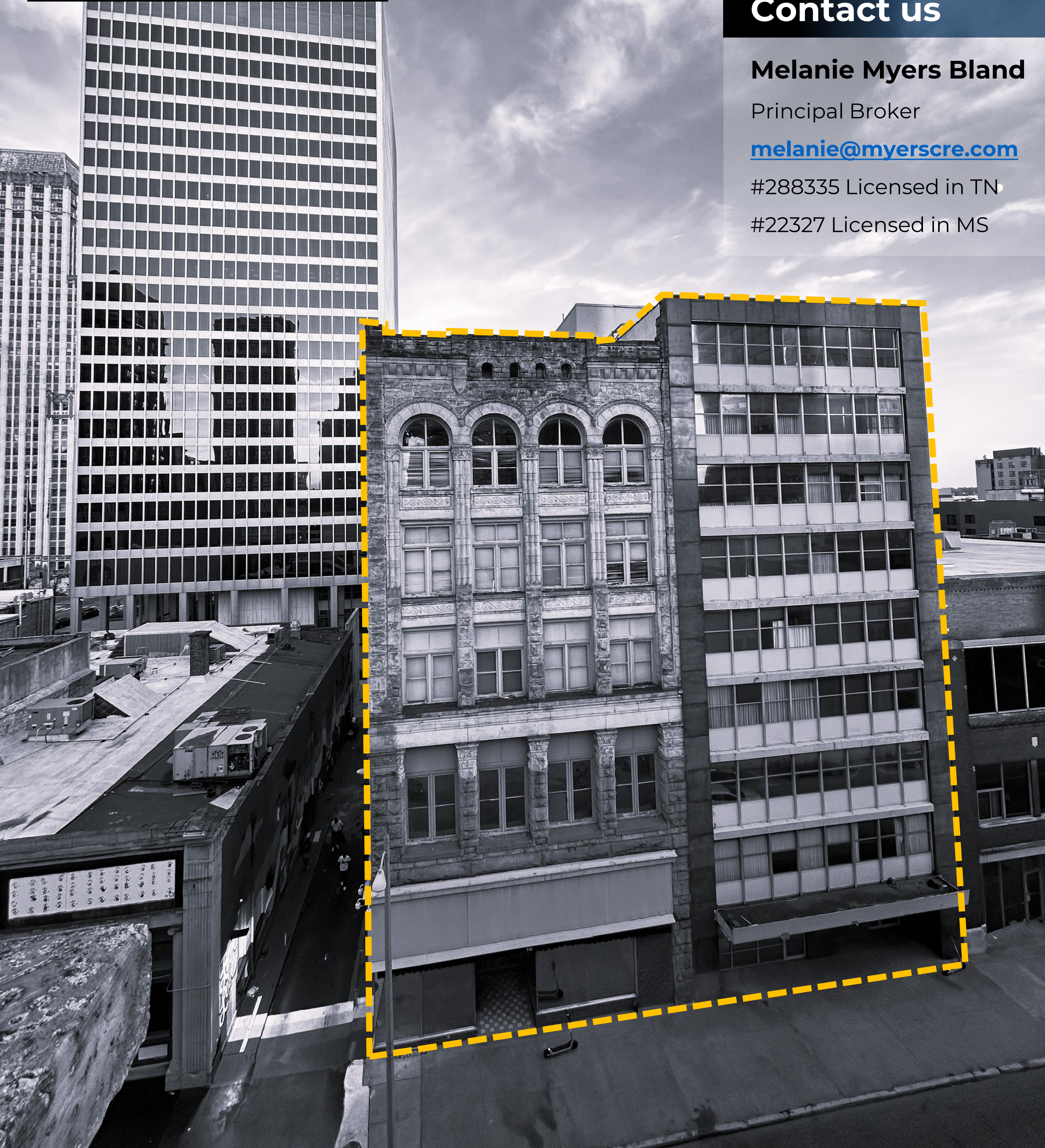
**Melanie Myers Bland**

Principal Broker

[melanie@myerscre.com](mailto:melanie@myerscre.com)

#288335 Licensed in TN

#22327 Licensed in MS





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