

Prime Investment Opportunity

Single Tenant NNN Lease



4910 Raleigh Common Dr, Memphis, TN 38128



Myers Commercial Real Estate is pleased to present a premier single-tenant net lease investment opportunity: a 3,000-square-foot freestanding building situated on a prominent corner lot in the heart of Raleigh's revitalized commercial corridor. This asset is anchored by CHASE BANK, a nationally recognized credit tenant, currently in year three of a 15-year initial lease term. With 13 years remaining, the lease includes three (3) renewal options and operates under a true NNN structure, offering investors passive income with minimal landlord responsibilities. Notably, the lease features 10% rental increases every five years, providing a built-in hedge against inflation and consistent NOI growth.

The surrounding area has experienced a surge of new development and commercial momentum, enhancing the long-term value of this location. Recent additions include Starbucks, Bojangles, Chick-fil-A, Whataburger, and Tropical Smoothie Café (opened in 2024), along with Valvoline Instant Oil Change and Glide Xpress Car Wash, both currently under construction. The nearby Raleigh Springs Civic Town Center, completed in 2023, has further energized the area, drawing increased foot traffic and consumer activity. The property also benefits from proximity to major national retailers such as Walmart, Kroger, Walgreens, Dollar Tree, Save A Lot, and Goodwill, as well as a strong mix of financial institutions including Bank of Bartlett, Patriot Bank, Truist Bank, and First Horizon. A robust lineup of quick-service restaurants—McDonald's, Popeyes, Pizza Hut, Papa Johns, Little Caesars, Wendy's, and Burger King—adds to the area's daily traffic and consumer draw.

Healthcare services are also well represented, with Methodist North Hospital, Encompass Health Rehabilitation, and DaVita Renal Care all operating nearby. This diverse and growing commercial ecosystem makes the offering an ideal choice for investors seeking a stable, long-term asset backed by a strong tenant and surrounded by complementary businesses. With its strategic location, credit tenancy, and inflation-protected lease structure, this property offers the rare combination of security, growth, and simplicity.

INVESTMENT OVERVIEW

4910 Raleigh Common Dr
Memphis, TN 38128



Asking Price \$975,000

Current NOI \$52,500 annual

Cap Rate 5.38%

Yr 1-5 Rent \$4,375/month

\$17.50 sf/yr \$52,500 annual

Yr 6-10 Rent \$4,812.50/month

\$19.25 sf/yr \$57,750 annual

Yr 11-15 Rent \$5,293.75/month

\$21.18 sf/yr \$63,525 annual

Lease Abstract

Occupancy	100%
Tenant	Chase Bank
Initial Term	15 Years
Lease Starts	October 30, 2023
Lease Expires	October 31, 2038
Rental Rate	\$52,500 annual
Yr 1-5	\$17.50 sf/yr NNN fix rate
Escalations	10% increase every 5 yrs
	NNN Lease
Lease Type	Tenant responsible for all property taxes, insurance, and maintenance, excluding roof and structure.
Renewal Options	Three (3) Option to Renew for Five (5) more yrs each with 10% adjustment.
Early Termination Option (ETO)	Tenant holds an ETO that can be exercised after end of year 10.

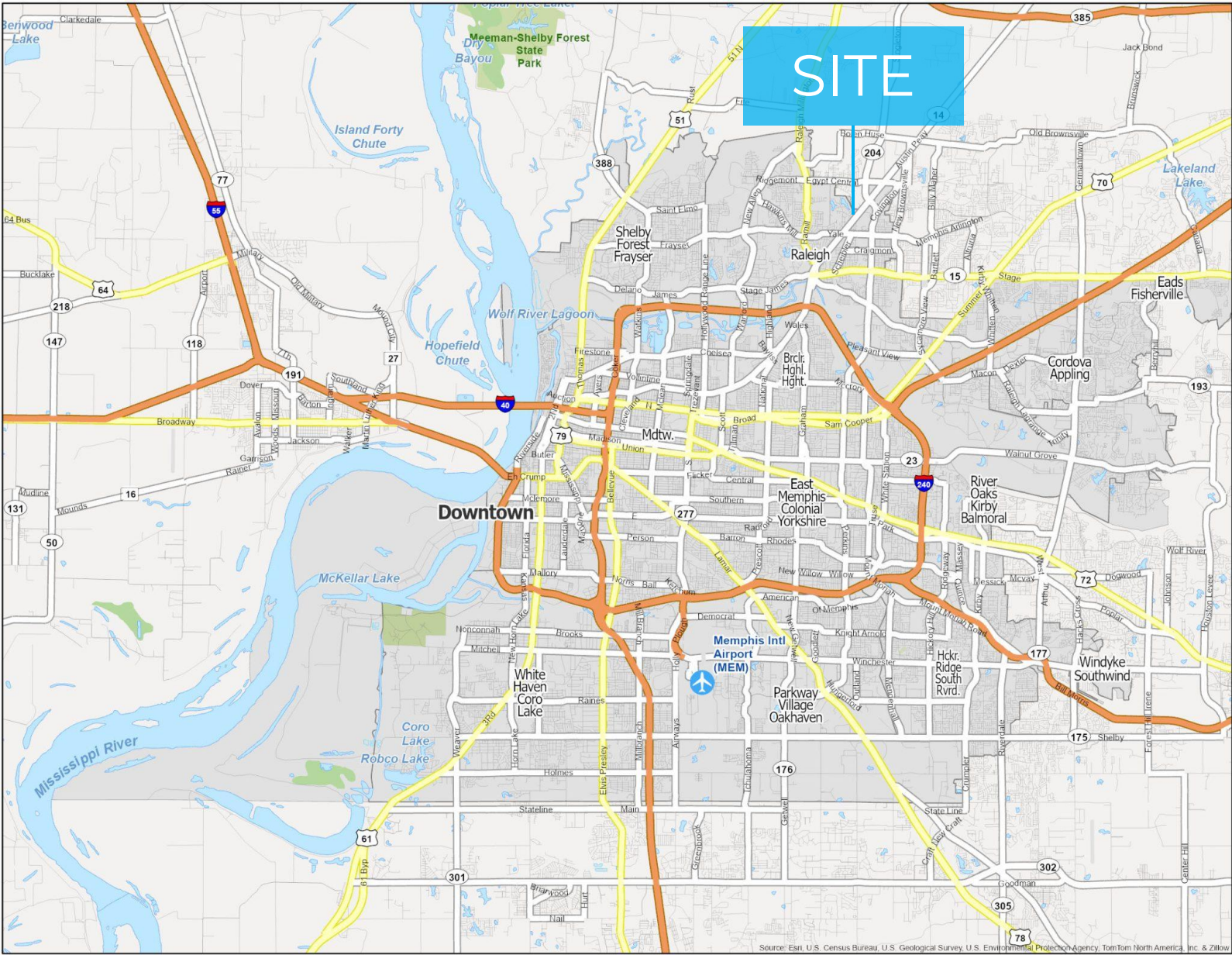
THE PROPERTY

4910 Raleigh Common Dr
Memphis, TN 38128

Address:	4910 Raleigh Common Dr. Memphis, TN 38128
Parcel ID	D0147 00438
Submarket	NE Memphis (Raleigh area)
Property type	Commercial
Built area	3,000 SF building
Occupancy	100%
Year built	2000
Lot size	0.68 acres
Parking	22+ parking spots
Zoning	Commercial
Drive-thru	Yes



Location Map



Source: Esri, U.S. Census Bureau, U.S. Geological Survey, U.S. Environmental Protection Agency, TomTom North America, Inc. & Zillow



Encompass Health Rehabilitation Hospital

Methodist North Hospital



Singleton Parkway

New Covington Pike



Covington Springs Shopping Center

American Deli



4910 Raleigh Common Drive Memphis, TN 38128
CHASE



Raleigh Common Dr

Austin Peay Hwy
Traffic count: 38,788 VPD

Church



Raleigh Springs
Town
Center



4910 Raleigh Common
Drive Memphis, TN 38128



Yale Rd

Austin Peay Hwy



Austin Peay Hwy
Traffic count: 38,788 VPD

New Covington Pike
Traffic count: 16,036 VPD

Methodist
North
Hospital

Demographics



Radius	1 Mile	3 Mile	10 Mile
Population			
2029 Projection	5,958	57,401	459,835
2024 Estimate	6,150	58,712	466,440
2020 Census	6,840	62,591	477,775
Growth 2024 - 2029	-3.12%	-2.23%	-1.42%
Growth 2020 - 2024	-10.09%	-6.20%	-2.37%
2024 Population by Hispanic Origin	264	3,588	38,791
2024 Population	6,150	58,712	466,440
White	1,152 18.73%	16,332 27.82%	195,857 41.99%
Black	4,564 74.21%	37,038 63.08%	212,843 45.63%
Am. Indian & Alaskan	3 0.05%	96 0.16%	1,099 0.24%
Asian	87 1.41%	767 1.31%	12,411 2.66%
Hawaiian & Pacific Island	0 0.00%	65 0.11%	479 0.10%
Other	344 5.59%	4,413 7.52%	43,750 9.38%
U.S. Armed Forces	3	165	1,401
Households			
2029 Projection	2,236	21,002	185,732
2024 Estimate	2,311	21,505	188,512
2020 Census	2,579	23,014	193,294
Growth 2024 - 2029	-3.25%	-2.34%	-1.47%
Growth 2020 - 2024	-10.39%	-6.56%	-2.47%
Owner Occupied	1,304 56.43%	11,379 52.91%	97,532 51.74%
Renter Occupied	1,007 43.57%	10,126 47.09%	90,981 48.26%
2024 Households by HH Income	2,310	21,507	188,513
Income: <\$25,000	644 27.88%	4,251 19.77%	41,470 22.00%
Income: \$25,000 - \$50,000	536 23.20%	5,355 24.90%	44,810 23.77%
Income: \$50,000 - \$75,000	507 21.95%	4,409 20.50%	33,493 17.77%
Income: \$75,000 - \$100,000	162 7.01%	2,826 13.14%	20,026 10.62%
Income: \$100,000 - \$125,000	163 7.06%	1,977 9.19%	14,598 7.74%
Income: \$125,000 - \$150,000	40 1.73%	1,076 5.00%	10,622 5.63%
Income: \$150,000 - \$200,000	191 8.27%	958 4.45%	11,617 6.16%
Income: \$200,000+	67 2.90%	655 3.05%	11,877 6.30%
2024 Avg Household Income	\$65,398	\$70,325	\$78,614
2024 Med Household Income	\$47,641	\$55,322	\$54,928

TENANT OVERVIEW



Chase Bank, a subsidiary of JPMorgan Chase & Co.—the largest bank in the U.S.— headquartered in New York City.

The firm is a leader in investment banking, providing a broad range of financial services, including personal banking, credit cards, mortgages, auto financing, investment advice, small business loans and payment processing.

With a strong credit rating (S&P: AA-) and over 5,300 branches nationwide (as of July 2025) with Chase entering Memphis Tennessee market in 2023 with initial expansion of 7+ locations making it the Bank with the largest number of branches in the U.S in 48 of the 50 U.S. states and Washington D.C.

\$278.91 billion Revenue

\$4.5 trillion Assets

Credit Rating: S&P AA-

5,300 branches

317,233 employees

(as of December 31, 2024)



Chase Bank entered the Memphis market in 2023 with plans for a minimum of seven retail branches by 2025

Disclaimer

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Formerly The Gary Myers Company, Myers Commercial Real Estate has been a family-owned commercial real estate firm serving the Mid-South for over 30 years. Gary Myers began his career in commercial real estate looking to help emerging entrepreneurs and investors capture their slice of the American Dream in Memphis, TN. He would pass down this knowledge and passion to his children, with his daughter Melanie eventually taking over the reigns of the company. An alum of MBJ's top 40 under 40 and a commercial broker veteran of almost 20 years herself, Melanie has taken over with a vision to continue her father's mission in helping others, growing and grooming a great team around her to help achieve that. Whether you need professional help with leasing representation, landlord representation, investment sales, or market research, Myers CRE is here to be your resource!