

NAI Saig Company

2383-2391 LAMAR AVE MEMPHIS, TN 38114

100% Occupied | Mutli-Tenant

± 26,144 SF

Value-Add Retail Opportunity in Memphis, TN

Presented By:

Brian Califf, CCIM | Executive VP

bcaliff@saigcompany.com

O: (901)526-3100 C: (901) 830-0421





Introducing a premier retail investment opportunity at 2383-2391 Lamar Avenue, Memphis, TN. This expansive property boasts 26,144 square feet of versatile retail space, strategically situated along one of Memphis's busiest thoroughfares. With a diverse tenant mix and excellent visibility, this property enjoys a high volume of foot and vehicle traffic. Its prime location near major transportation routes ensures consistent customer engagement, making it an ideal choice for investors seeking a strong, stable asset in a thriving market.

Property Features:

- 26,144 SF
- Anchored by four tenants: Pro Beauty Supply, The Venue @ Lamar, Vape Shope, J Elite Salon Suites, and Liquors
- 100% occupied
- Situated in Memphis, TN, this property benefits from its proximity to major transportation routes and local amenities.
- The Lamar Avenue location ensures high visibility and accessibility for both tenants and customers.
- Sale Price: \$1,202,715
- NOI: \$120,271.58

Tenant:	Square Footage:	Rate per SF:	Monthly Rent:	CAM:	Lease Start:	Lease Expiration:
Pro Beauty Supply 2383 Lamar Ave	11,875	\$2.11	\$2,083	\$2,077.76	12/01/2019	02/28/2031
Brian Morris Events 2387 Lamar Ave	5,880	\$7.14	\$3,500	\$0.00	05/01/2024	08/31/2027
Vape Shope 2389 Lamar Ave Ste 101	1,435	\$14.43	\$1,725	\$0.00	08/01/2024	09/30/2029
Janie Strong Salon 2389 Lamar Ave Ste 102	2,853	\$8.93	\$2,122	\$0.00	07/06/2022	08/01/2025
Charlie Bursi Liquors 2391 Lamar Ave	4,101	\$5.50	\$1,880	\$753.21	12/12/2019	04/30/2025



Address:

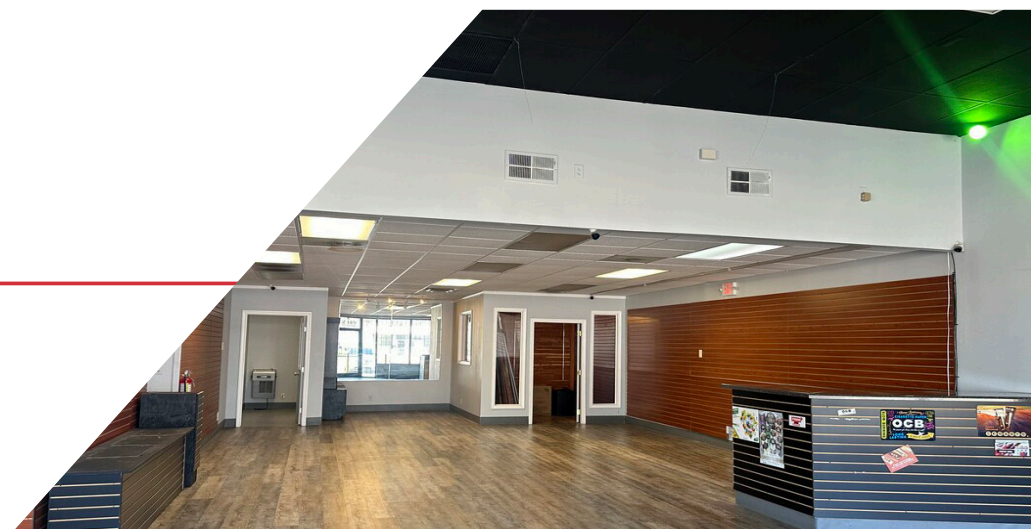
2383-2391 Lamar Ave Memphis, TN 38114

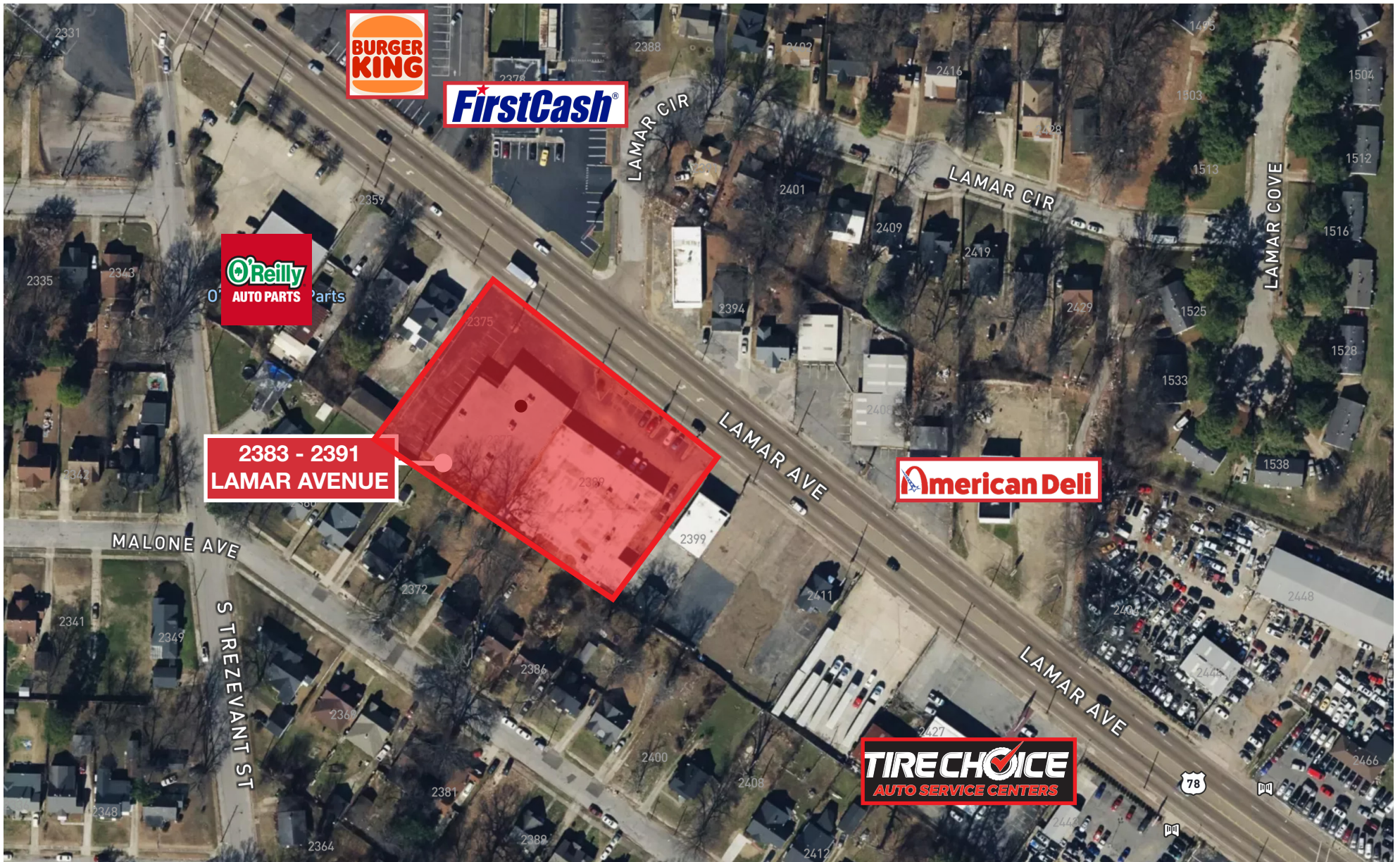
TOTAL SF: 26,144

TOTAL MONTHLY RENT: \$11,310.50

Gross Income \$135,726.00
NNN Income \$33,971.64
Total Income \$169,697.64
Garbage Collection \$3,192.00
Parking Lot Repair \$950.00
Lawn and Sweeping \$5,132.00
Common Utilities \$6,528.00
Monitoring and Security \$889.00
General Repairs \$1,800.00
Mgmt Fee \$6,692.00
Taxes \$18,928.06
Insurance \$5,315.00
Total Expenses \$49,426.06
NOI In Place \$120,271.58

Sale Price \$1,202,715.80
Cap Rate In Place 10.00%











Memphis, Tennessee is an exceptional location to establish your industrial distribution business and is renowned birthplace of the blues, rock 'n' roll, and the world's first hotel chain. Memphis is strategically situated in the heart of the United States, making it an ideal logistical hub. Its central location provides easy access to major transportation networks, including an extensive interstate highway system, railways, and the Mississippi River, which allows for efficient movement of goods across the country.

Within Memphis, you will find two major interstates, I-40, and I-55, intersecting with seven key federal highways. From Memphis, trucks can efficiently reach 34% of the U.S. population overnight and an impressive 66% within two days. Memphis is also home to the 2nd largest and busiest cargo airport in the world. It offers excellent air freight connectivity and expedited shipping options for time-sensitive deliveries. Memphis has a strong and diverse labor force, with a rich history in manufacturing and logistics, ensuring a skilled workforce readily available for your industrial distribution operations.

Overall, Memphis, Tennessee offers a prime location with excellent transportation connectivity, infrastructure, a skilled labor force, and cost advantages, making it an outstanding choice to establish and grow your industrial distribution business.

Major Companies in Memphis



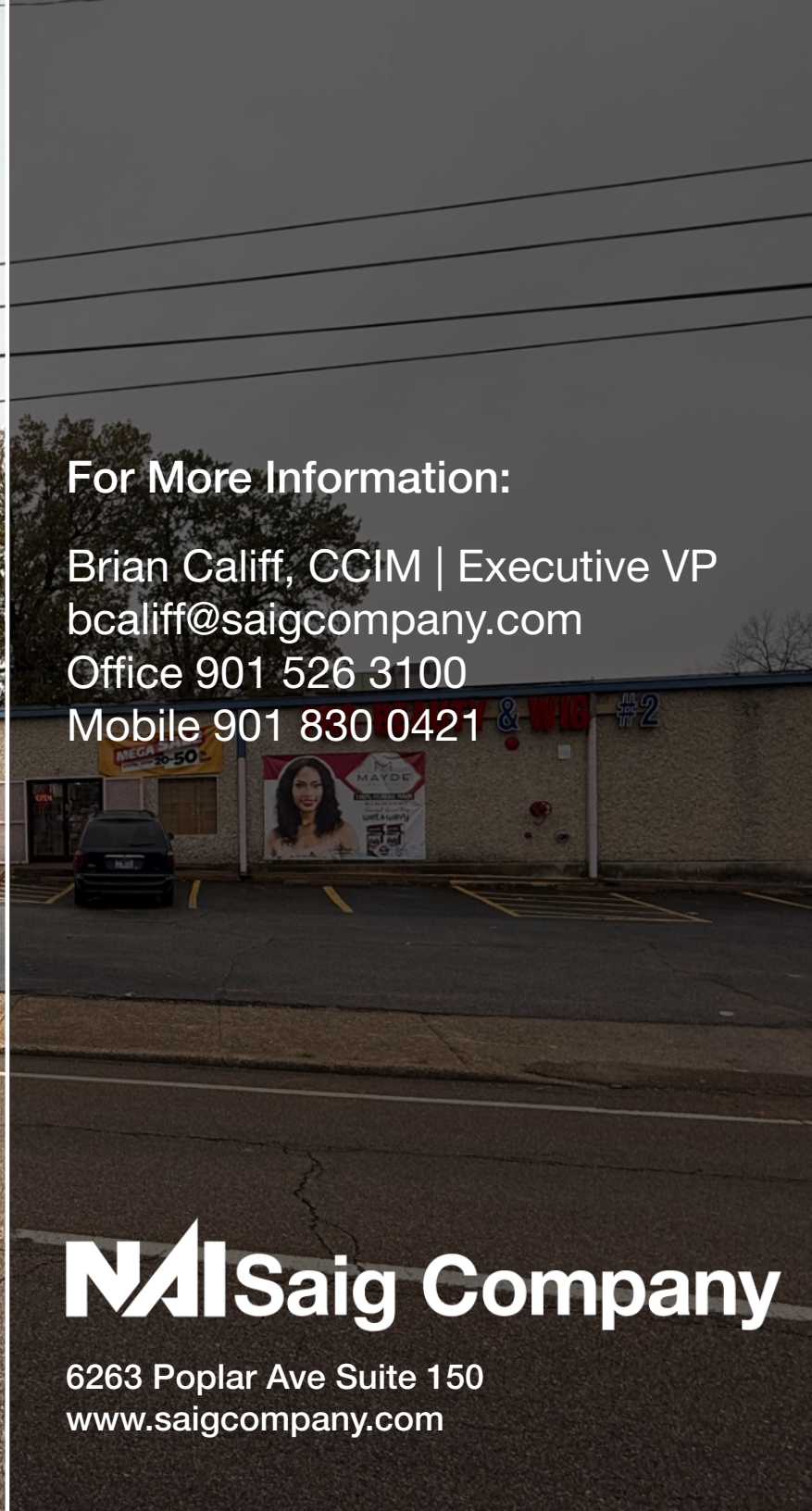


For More Information:

Brian Califf, CCIM | Executive VP
bcaliff@saigcompany.com

Office 901 526 3100

Mobile 901 830 0421



NAI Saig Company

6263 Poplar Ave Suite 150
www.saigcompany.com