

# Retail or Industrial/Flex Building for Sale

## Gated Outside Storage / Truck Lot Opportunity



**9,100 SF +/- | 1.66 Acres**  
**\$679,000**

**1760 Winchester Rd.**  
**Memphis, TN 38116**

- ❑ 1.5 Miles from I-40 Highway & 2.5 Miles from Mem. Intl. Airport
- ❑ Ideal for Neighborhood Retail, Medical, or Industrial Flex Tenants (Zoning: CMU-3)
- ❑ High traffic corridor: 18,000 VPD
- ❑ Ample Parking + 2 Additional Paved & Secured Lots
- ❑ Owner Financing Available



*Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy of the information.*



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