

High Visibility 2,642 SqFt Drive-thru QSR former Wendy's 28,000 Cars Per Day - Adjacent to all National Retailers 3196 Austin Peay Highway, Memphis, TN 38126 For Lease \$4,700 a month / NNN Lease



Property Details:

High visibility freestanding Drive-thru QSR former Wendy's, 2,642 SqFt on a 1.17 Acre lot, direct and daily traffic count of 28,000 cars per day, easy access from Interstate 40, generous parking, left in left out on a six (6) lane roadway with excellent ingress/egress, and pylon signage. Adjacent to Aldi, McDonald's, KFC, Little Caesars, Papa Johns, Checkers, Krystal, etc. Combined traffic count of over 37,000 vehicles per day and direct frontage traffic count of 27,903 AADT. NNN Lease Terms. Available March 1, 2025. \$21.54/SF/YR.

- High visibility QSR Drive-thru site lies directly on HWY 14
- Freestanding building 2,642 SqFt
- Equipped with Drive Thru
- 1.17-acre lot
- Left turn in and out on a Six-lane roadway
- Pylon Signage
- Adjacent to Aldi, McDonald's, KFC, Little Caesars, Papa Johns, Checkers, Krystal, etc.
- HWY 14/Austin Peay Hwy. AADT: 27,903
- Coleman Rd. AADT: 9,121
- Direct and easy access from Interstate 40

View the full listing here <https://www.crexi.com/lease/properties/893014/tennessee-high-visibility-2642-sqft-drive-thru-qsr-former-wendys> or <https://www.loopnet.com/Listing/3196-Austin-Peay-Hwy-Memphis-TN/33909314/>

Contact:

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Listing Type: Direct
Lease Type: NNN
Rental Rate: \$21.54/SF/YR
EST RE Taxes: \$4.88/SF/YR
Parking: Over 30
Lease term: Negotiable
Rentable SF: 2,642 SF
Property Type: Restaurant
Subtype: Retail Store, QSR
 Drive-thru
Tenancy: Single
Total Building SQFT: 2,642
Land Acres: 1.17
Lot Size (SF): 50,965
Class: B
Year Built: 1974
Buildings: 1
Stories: 1
Total Parking Spaces: 38
Cross Street: Coleman Rd.
Zoning: CMU-2
APN: 08-5027-0-0022
County: Shelby County
Submarket: North Memphis

