



187' SUMMER AVE

82' E PARKWAY

FOR SALE

2347 Summer Avenue | Memphis, TN 38112

Signalized | Hard Corner Lot at Summer Ave & E. Parkway
Heavy Traffic Area

FOR MORE INFORMATION:

FRANK DYER III, CCIM, RPA
901.277.8183

BARRY MAYNARD
901.230.4265

BETH FLANAGAN
901.484.4309

GILL
PROPERTIES

6815 Poplar Ave, Suite 110
Germantown, TN 38138
(901) 758-1100

AVAILABLE | CORNER LOT .40 AC

2347 Summer Avenue | Memphis, TN 38112

ASKING PRICE: \$375K



Highlights

- Signalized Intersection off of Sam Cooper Blvd
- Across the Street from a busy Exxon C-Store
- Hard Corner Lot | .40 AC | 17,337 SF
- Flanked by newly redeveloped Apartments and new residential builds
- Central Memphis-area Location



The 901
Memphis

PROXIMITY TO MAJOR ECONOMIC DRIVERS

Along with direct access from I-40, 2437 Summer Ave also benefits from strong economic drivers in the immediate area.

Most Notably and Within Minutes:

- **Medical District** – 20,000+ jobs, 10,000 students
- **Downtown Memphis** – 89,000+ white-collar jobs
- **Poplar/I-240 Office Hub** – 100,000+ jobs
- Over **\$14B in capital investment underway**, including
 - St. Jude's \$12.9B expansion
 - \$1.5B Regional One redevelopment



EXCEPTIONAL LOCATION:

Immediate access to I-40, and Poplar Avenue, making an easy commute to anywhere in the Shelby County area.

SUPERIOR MARKET DEMOGRAPHICS

Memphis MSA – The 5th largest Metro in the Southeast and 2nd most populated Metro in Tennessee anchored by a diverse, stable economic base. ***MEMPHIS, TN is HOME TO 610,920**

GILL
PROPERTIES

6815 Poplar Ave, Suite 110
Germantown, TN 38138
(901) 758-1100

Area Data



Traffic

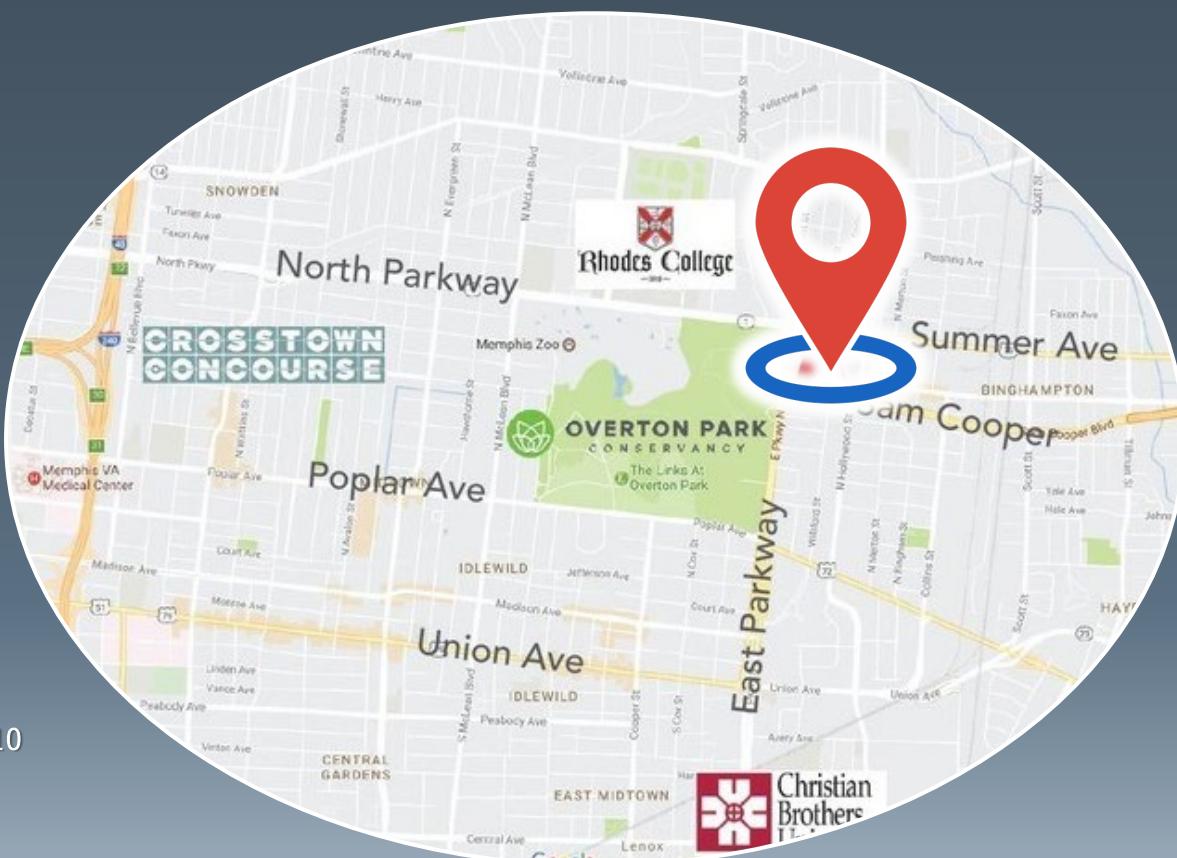
Summer Ave	30,304+
East Parkway	34,675+
I-40 Sam Cooper	32,438+
Poplar Avenue	27,646+

Commute

Downtown Memphis	5 MI
Overton Square	4.6 MI
Memphis Zoo	1.7 MI
Crosstown Concourse	2.0 MI

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	10,437	94,395	226,551
Households	4,311	44,102	101,849
HH Income	\$68,113	\$82,897	\$81,980





LOCATION: 2347 Summer Ave

FRONTAGE: 187' Summer Ave | 82' E Parkway Blvd

SIZE: .40 AC | 16,988 SF

ZONED: RU-3 Commercial



BROKER CONTACTS:



FRANK DYER III, CCIM, RPA
901.277.8183
frank@gillprop.com



BARRY MAYNARD
901.230.4265
barry@gillprop.com

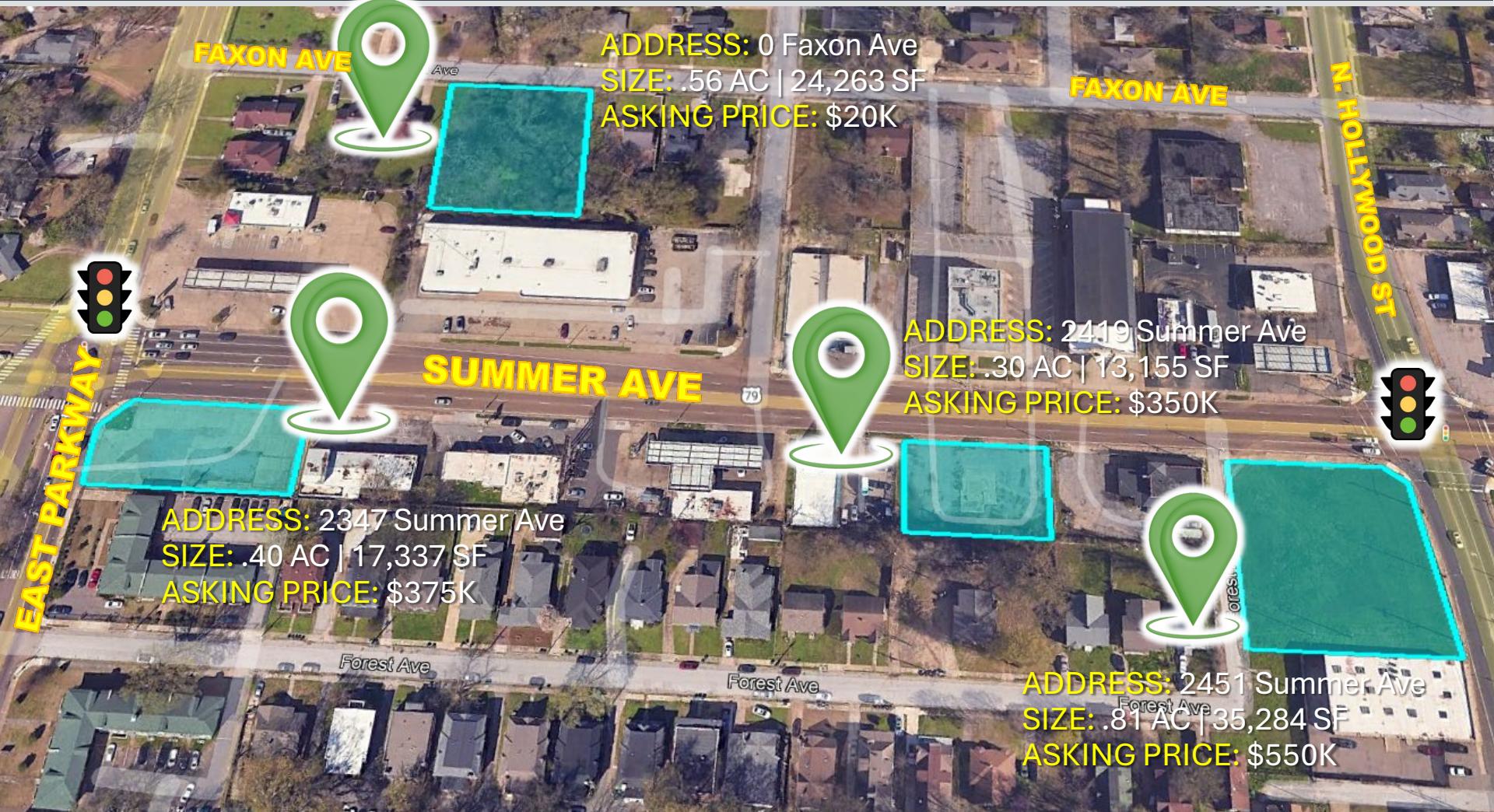


BETH FLANAGAN
901.484.4309
beth@flanaganstrategies.com

LOCATION!!



LAND PORTFOLIO



4 LOTS FOR SALE