

Street Frontage Opportunity

Along Front Street

Property Information:

- + 2,385 RSF Ground floor availability
- + Minutes from I-240 and I-55
- + Secured building with 24/7 access
- + Trolley access
- + Shops, restaurants, entertainment and more all within walking distance.

44 S. Front St.
Memphis, TN 38103
www.cbre.com/memphis



Area Demographics

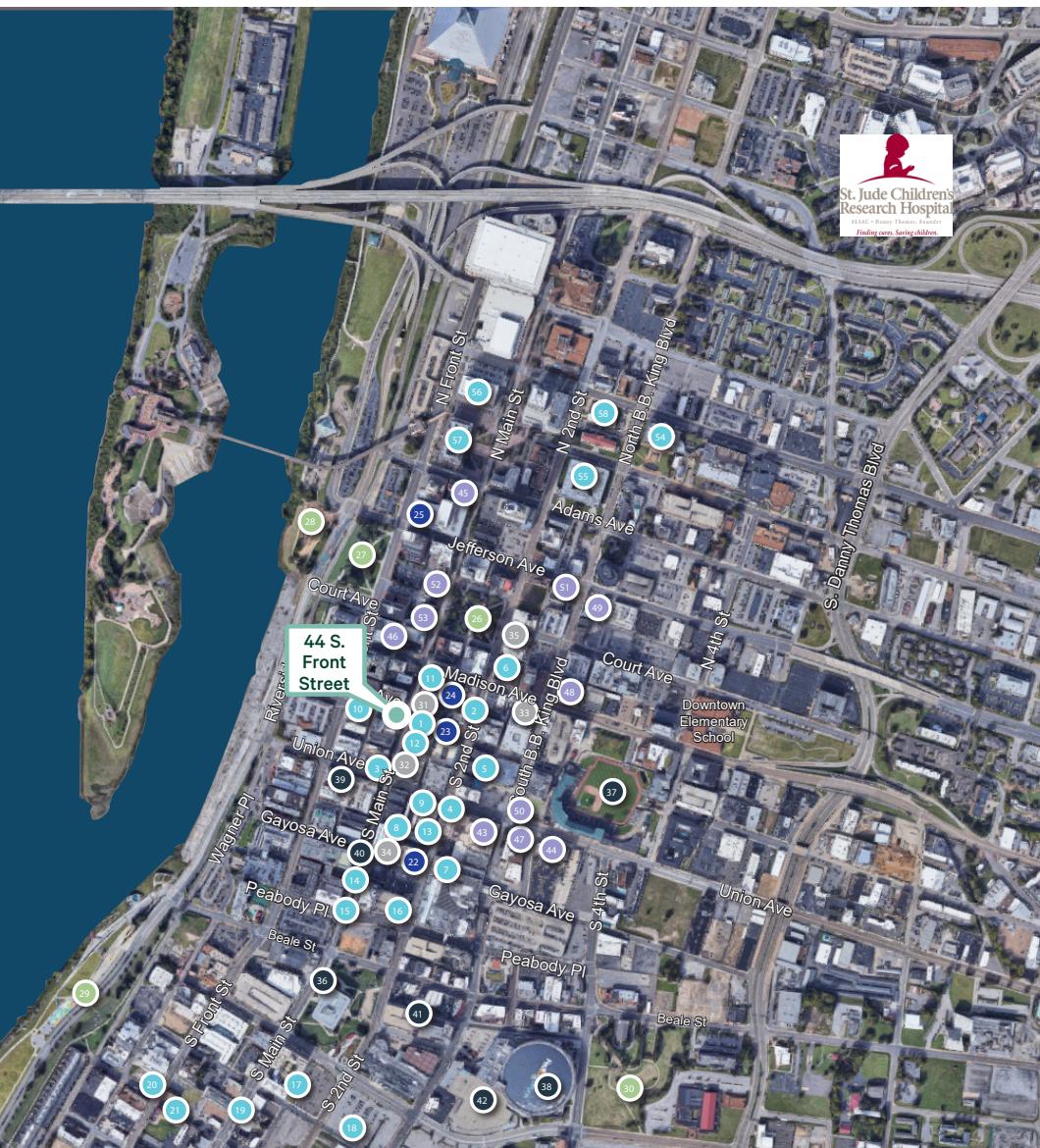
	Businesses	Population	Average Household Income
2 Miles	56,810	36,606	\$66,428
5 Miles	112,301	142,593	\$60,358
10 Miles	228,809	480,342	\$59,294

Traffic Counts

Vehicles Per Day		
Front St.	Monroe Ave.	Union Ave.
5,000	4,000	7,000



Amenities Map



44 S. Front Street

AMENITIES WITHIN A
7 MINUTE WALK

DINING

1. Flight Restaurant
2. McEwens on Monroe
3. Mesquite Chop House
4. Capriccio Grill
5. The Rendezvous
6. The Brass Door
7. Texas de Brazil
8. Aldo's Pizza
9. Huey's
10. Bardog
11. Felicia Suzanne's
12. Maciel's
13. Kooky Canuck
14. The Majestic Grille
15. Lenny's
16. Flying Saucer
17. Catherine & Mary's
18. Pontotoc Lounge
19. Pearl's Oyster House
20. The Gray Canary
21. Gus's World Famous Fried Chicken

BANKS

31. Truist Bank
32. Regions Bank
33. First Horizon Bank
34. Bank of America
35. Bank Tennessee

ENTERTAINMENT

36. Orpheum Theatre
37. AutoZone Park - Memphis Redbirds Baseball and 901 FC Soccer
38. The FedEx Forum
39. The Cotton Museum
40. Belz Museum of Asian and Judaic Art
41. BB King's Blues Club
42. Memphis Rock n'soul

HOTELS

43. The Peabody
44. Hilton Garden Inn
45. Courtyard by Marriott
46. Hu Hotel
47. Double Tree by Hilton
48. Hotel Napoleon
49. Hotel Indigo
50. Canopy by Hilton
51. Marriott Aloft
52. MOXY Memphis
53. SpringHill Suites by Marriott

COFFEE

22. Tamp and Tap
23. Starbucks
24. Cafe Keough
25. Qahwa

OUTDOOR

26. Court Square
27. Memphis Park
28. Mississippi River Park
29. Beale Street Landing
30. Robert E. Church Park

NEARBY GOVERNMENT BUILDING

54. Shelby County Justice Center
55. Shelby County Courthouse
56. Odell Horton Federal Building
57. Memphis City Hall
58. Shelby County Building

Contact Us

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