

**FOR SALE**



**0 Austin Peay Hwy  
Memphis, TN 38128**

**Offered at: \$350,000 - High Traffic Corporate  
Retail on North Memphis's Best Retail Corridor!**



**Wilson W. McCloy**

**Crye-Leike Commercial**  
**6525 Quail Hollow Rd, Ste 401**  
**Memphis, TN 38120**

Located in the midst of densely populated residential neighborhoods on THE key, heavily trafficked North Memphis roadway where City of Memphis built a \$56M Development. Starbucks, Bojangles, and Chick-Fil-A among the neighborhood's newest additions!

Recent Total Population  
1 Mile: 11,135 - 3 Mile: 76,779 - 5 Mile: 217,959

Recent Household Income: Average  
1 Mile: \$51,776.48 3 Mile: \$48,423.71 5 Mile:  
\$50,545.99

Traffic Counts  
Austin Peay Hwy - 70,000 AADT

TELEPHONE  
Office: 901.758.5670  
Cell: 901.481.5045

EMAIL  
wilson.mccloy@crye-leike.com

**Features**

- Immediate +/- 1 acre Lot Availability
- +/- 190' of Road Frontage
- Neighborhood Destination Retailers
- Possible Gas Station or QSR Development Opportunity
- Morning-Side Traffic to Blue Oval City
- Long Term Feasibility

WEBSITE  
[www.crye-leike.com/commercial](http://www.crye-leike.com/commercial)

TWITTER  
@wilsonmccloy



A one acre lot with 190' of frontage and 234'/349' depth by 150' of width at the back, very close to the New Covington Pike and Austin Peay intersection with WalMart and 246 bed Methodist North hospital being the immediate vicinity destination locations. Blue Oval City will continue to increase and drive traffic further north henceforward. Austin Peay Highway has been seeing a tremendous influx of new development since the \$56M City of Memphis police precinct and library development and additional retailers have found favorable conditions for new construction.



**Offered at \$350,000 - A Very Nice Price Point for a Poised, High Traffic Retail Lot one minute away from the area Wal Mart and 246 bed Methodist North Hospital. Strong Traffic Numbers, Long-term Business Feasibility.**



Memphis | Nashville | Little Rock | Chattanooga | Atlanta

Exclusively Offered  
by Crye-Leike Commercial  
6525 Quail Hollow Rd, Ste. 401  
Memphis, TN 38120

To View the Space Contact - Wilson W. McCloy at 901.481.5045 or [wilson.mccloy@crye-leike.com](mailto:wilson.mccloy@crye-leike.com)