

CRYE-LEIKE[®] COMMERCIAL

FOR SALE



**4594 Yale Rd
Memphis, TN 38128**

**Offered at: \$975,000 - 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 across the street from City of Memphis \$56M Development. CONTIGUOUS with NEW Starbucks, Bojangles, Tropical Smoothie Cafe and Chick-Fil-A with other Major National Tenants moving into the area - based on its strong retail demographics.

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 - 37,648 (22) AADT
Yale Rd - 17,024 (22) AADT

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WEBSITE
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TWITTER
@wilsonmccloy

Features

- Immediate +/- 12,000 SF Retail Strip/
Former Restaurant & Grocery Availability
- +/- 169' of Road Frontage
- +/- 1.71 acre lot (Priced Aggressively \$10.61/psf)
- High Traffic - Former Corporate Use Location
- Lot shares access with NEW Starbucks,
Bojangles, Chick-Fil-A, Tropical Smoothie, etc.
- Long Term Feasibility

Brand New Developments



A Poised, High Traffic Retail Lot across the street from Area Grocer, contiguous with new Starbucks, Tropical Smoothie, Bojangles, & Chick-Fil-A. Whataburger, Valvoline and Glide Car Wash are going in the other side of the intersection. One minute away from new Raleigh Town Center including Public Library, Police Precinct, and Walking Trails. Very Strong Traffic. CMU-2 Zoning.



Contact Agent for Further Information or To Schedule a Tour



Memphis | Nashville | Little Rock | Chattanooga | Atlanta

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 by Crye-Leike Commercial
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To View the Space Contact - Wilson W. McCloy at 901.481.5045 or wilson.mccloy@crye-leike.com