



# For Lease

1022 S Shady Grove Rd, Memphis, TN 38120

 **JLL** SEE A BRIGHTER WAY

**Gary Shanks**

Executive Vice President

Gary.Shanks@jll.com

+1 615 928 5323

**Miller Fitts**

Senior Vice President

Miller.Fitts@jll.com

+1 615 928 5324



## Property Overview

This 4,000 SF second generation restaurant is located at the newly renovated Embassy Suites Hotel at the prominent intersection of Shady Grove Road and Poplar Avenue in the heart of the business district. The property sits adjacent to the Regalia Shopping Center, which is anchored by Oak Hall and Ruth's Chris Steakhouse. Regalia is a premier shopping destination & is home to some of Memphis' most high-end specialty stores. The area serves as a walkable amenity to all of the neighboring "Class A" office buildings which includes headquarters for FedEx, Pinnacle Financial Partners, SunTrust Bank, and Raymond James.

## Property Highlights & Demographics

- Available: 4,000 SF
- Signature Restaurant Space within newly renovated hotel
- Ample Parking
- Adjacent to Regalia Shopping Center
- Traffic Counts: Poplar Ave (82,252 VPD) & Shady Grove Rd ( 11,796 VPD)

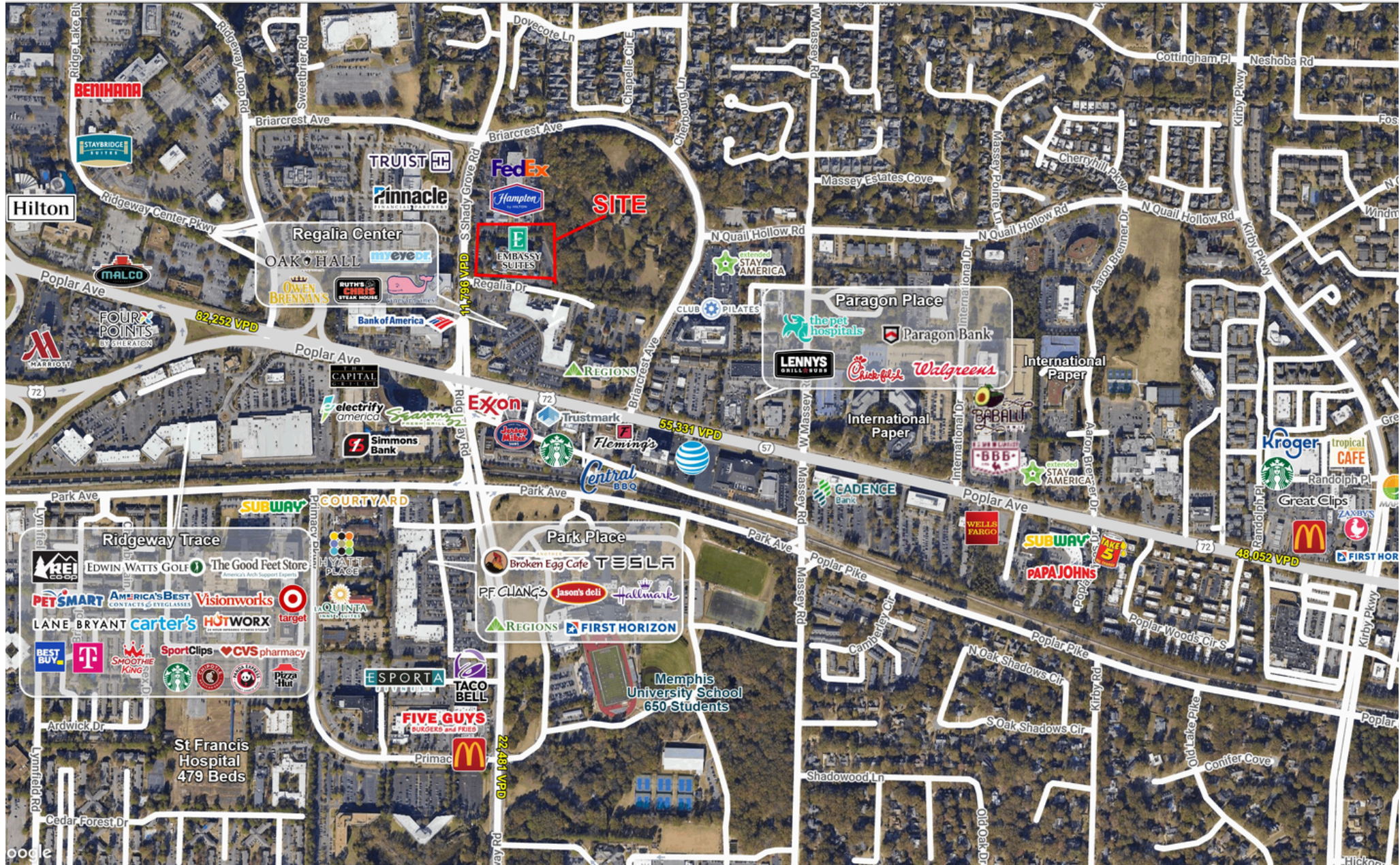
	1 mile	3 miles	5 miles
<b>Total Population</b>	5,602	66,378	223,234
<b>Estimated Households</b>	2,732	29,030	90,530
<b>Est. Average HH income</b>	\$153,381	\$126,644	\$99,407
<b>Daytime Population</b>	35,395	108,039	258,470

## Nearby Retailers & Restaurant's





# Aerial





# Photos

