

FOR LEASE

***An Option to Purchase**

1,631 SF | FREESTANDING BLDG

Move-In Ready

3074 Covington Pike | Memphis, TN 38128

GILL
PROPERTIES

6815 Poplar Ave., Suite 110
Germantown, TN 38138
901.758.1100



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PROPERTY HIGHLIGHTS

DEMOGRAPHICS

| | <u>1 MILE</u> | <u>3 MILE</u> | <u>5 MILE</u> |
|------------|---------------|---------------|---------------|
| POPULATION | 10,944 | 71,890 | 181,271 |
| HOUSEHOLDS | 4,033 | 26,812 | 69,040 |
| HH INCOME | \$70,075 | \$67,987 | \$68,260 |

TRAFFIC

| | |
|----------------|---------------------|
| COVINGTON PIKE | 25,957 Daily |
| STAGE RD. | 34,911 Daily |

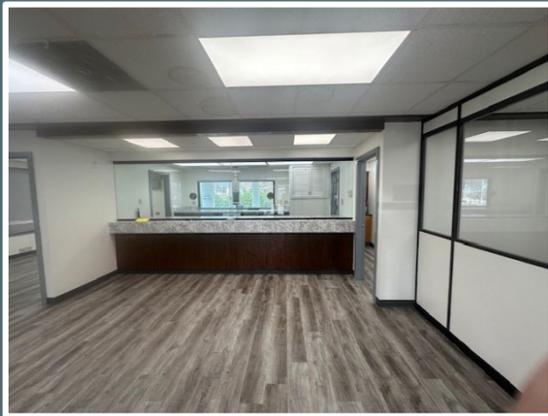
HIGHLIGHTS

- MOVE-IN READY! | 1,631 SF
- GREAT LOCATION off the corner of Stage Rd & Covington Pike
- 2024 Renovation
- Vault | Drive-Thru | Teller Window & Teller Counter | Night Deposit Receptor
- Abundance of Windows allowing for Natural Light
- Ample Parking including a Handicap Space | 30+ Spaces
- Monument Signage

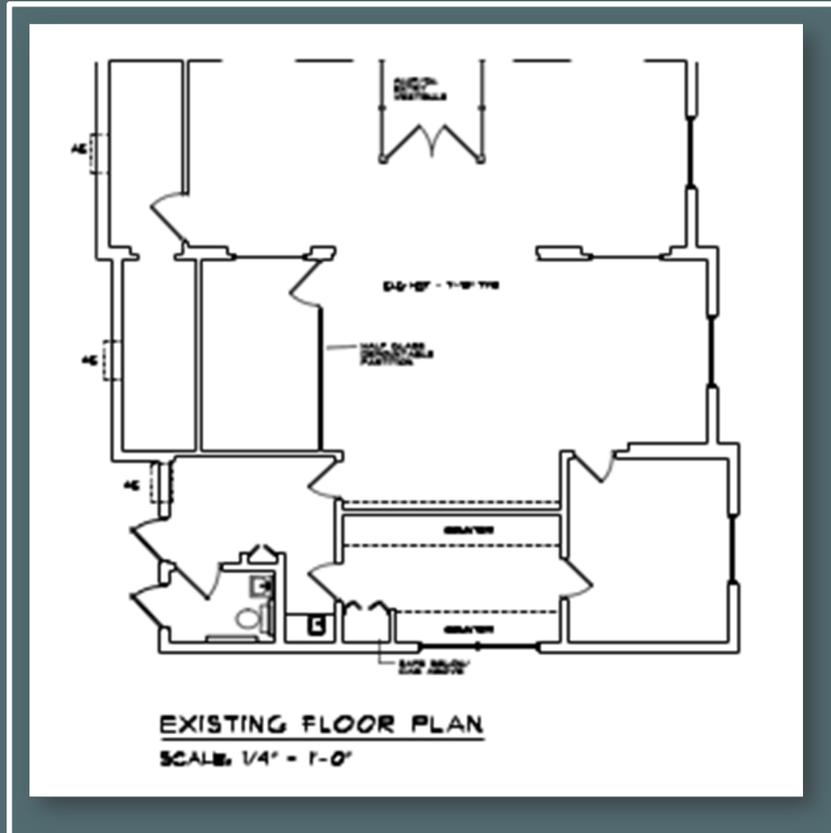
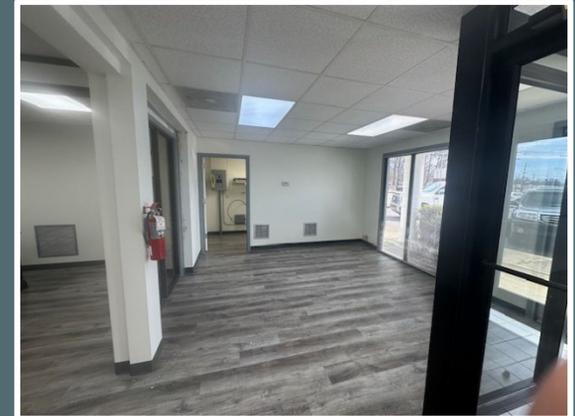


Bank Build-Out

OFFICE LAYOUT



1,631 SF
NEWLY RENOVATED
Move-In Ready



AERIAL RETAIL



3074

COVINGTON PIKE



MEDICOS
MEDICAL CENTER
Family Medicine & Obstetrics

Owner/Landlord

THE HOME DEPOT

TACO BELL

STARBUCKS COFFEE

Marshalls

Piccadilly

SHERVIN WILLIAMS

Walmart

STAGE RD 24,560 AADT

STAGE RD 24,560 AADT

CubeSmart
SELF STORAGE

Burlington

CVS pharmacy

bp

goodwill

TITLEMAX

Auto Zone

Public Storage

GILL
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