

# 1277 E SHELBY DR

MEMPHIS, TN 38116

**FOR SALE  
& LEASE**



## LOCATION DESCRIPTION

Restaurant building on Shelby Drive just east of the intersection with Elvis Presley Boulevard in the Whitehaven Trade Area of Memphis, Tennessee

## PROPERTY HIGHLIGHTS

- 4,022 SF freestanding restaurant building on 1.023 acres
- Located on an outparcel of Southland Mall
- Close proximity to newly constructed Starbucks and AutoZone
- Pacer.AI ranks the neighboring Popeye's, Jiffy Lube and Church's Chicken as the highest trafficked in the state of Tennessee and some of the highest in the country
- Traffic Counts (AADT): Shelby Dr 27,190 and Elvis Presley Blvd (Hwy 51) 22,470



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,867	61,669	132,795
Daytime Population	9,265	57,123	167,952
Households	3,474	23,925	50,914
Average HH Income	\$66,813	\$59,905	\$60,274



**SHAWN MASSEY, CCIM, CRRP, ALC**

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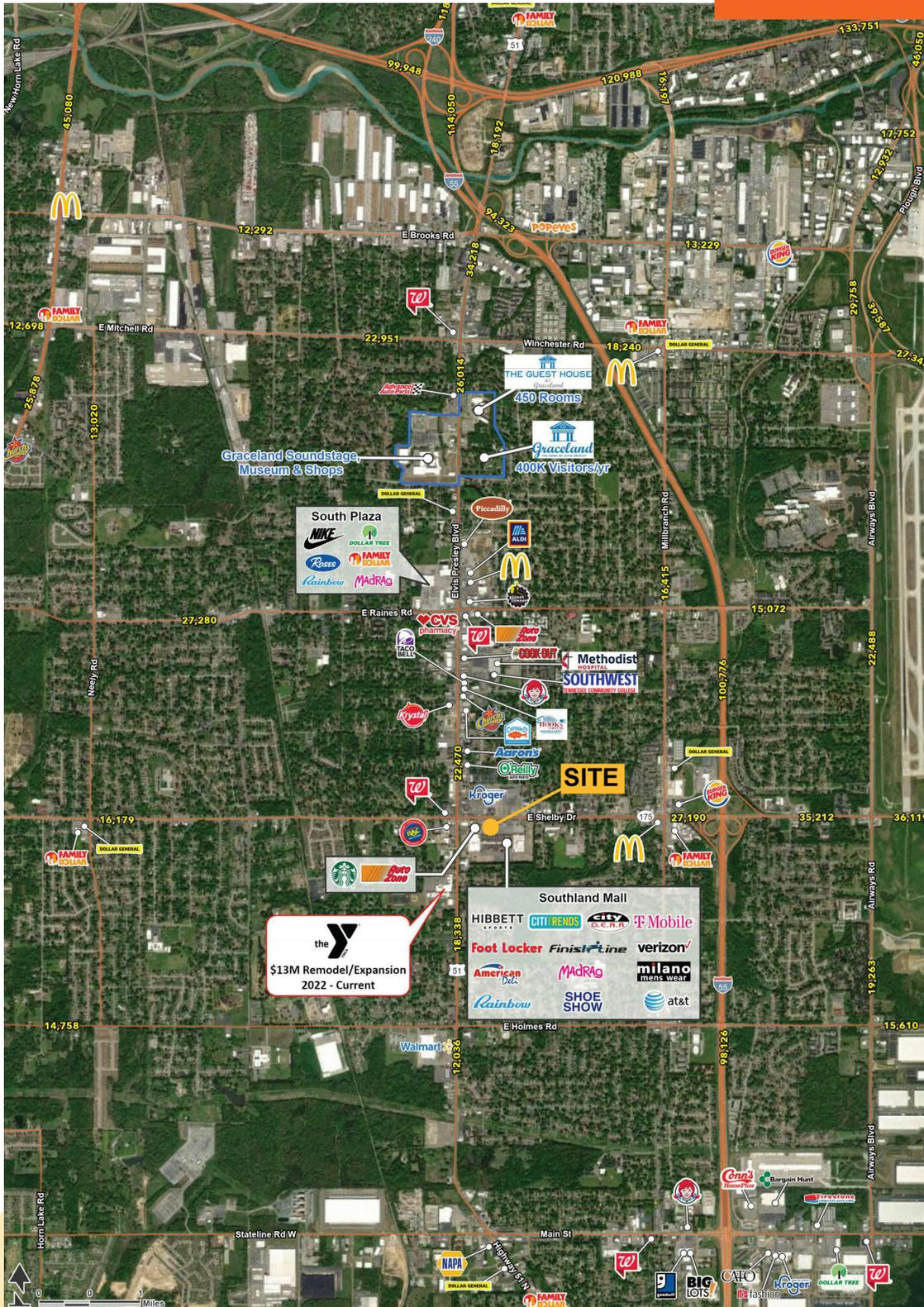
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