

1053 OAKHAVEN ROAD

MEMPHIS, TN 38119

FOR SALE



1,291 SF Freestanding Building on a
Corner Lot at Oakhaven Rd and Murray Ave.

ASKING PRICE \$640K

GILL
PROPERTIES

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

EXCLUSIVE BROKERS:



FRANK DYER III, CCIM, RPA
901.277.8183
frank@gillprop.com



BARRY MAYNARD
901.230.4265
barry@gillprop.com

1053 OAKHAVEN ROAD

PROPERTY HIGHLIGHTS



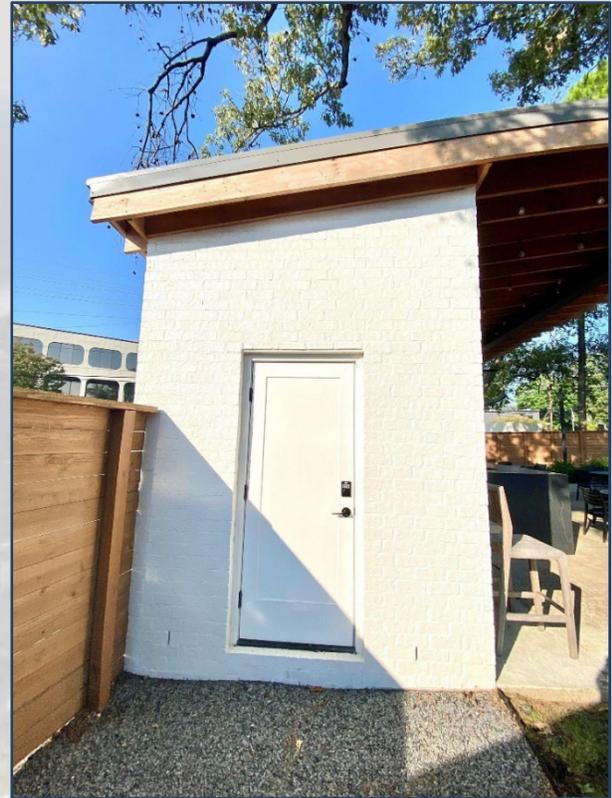
PROPERTY HIGHLIGHTS

- Fully Renovated Office Building in Prime East Memphis Location! Situated on a high-visibility corner lot, this turnkey commercial property offers exceptional functionality and curb appeal.
- Formerly home to a real estate company, the building features 2 or 3 private offices, a spacious training/conference room, and a stylish outdoor entertaining area.
- Perfect for client events or team gatherings.
- Enjoy modern upgrades throughout.
- Plenty of on-site parking.
- Ideal for professional, or creative office use.
- Convenient access to Poplar Ave, I-240, and surrounding East Memphis amenities.

****An Office Space that Inspires***

1053 OAKHAVEN ROAD

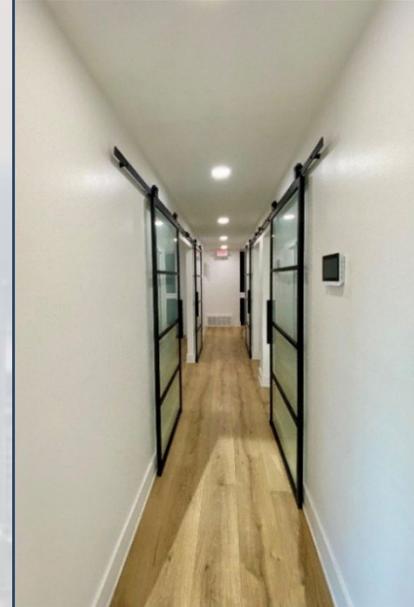
OUTDOOR GATHERING SPACE & STORAGE



**An Office Space that Promotes Creativity*

1053 OAKHAVEN ROAD

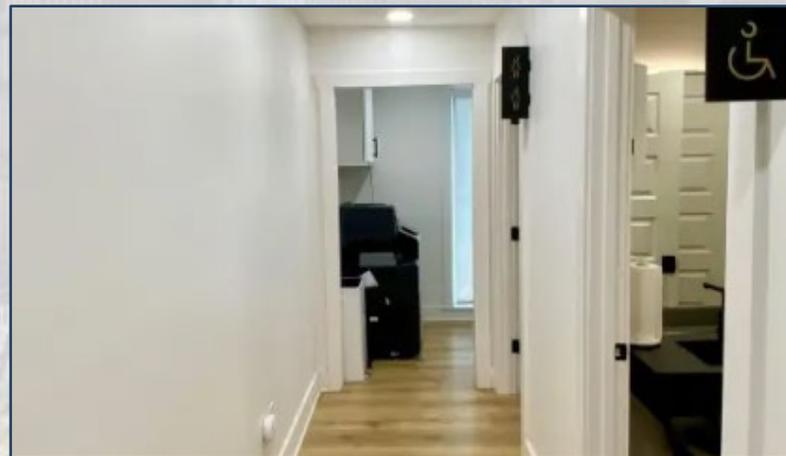
SLEEK, MORDERN OFFICE SPACE



**An Office Space with an Energizing Atmosphere*

1053 OAKHAVEN ROAD

COMPHENSIVE RENOVATION | 2023



**Turnkey Office Space w/Exceptional
Functionality & Curb Appeal*

1053 OAKHAVEN ROAD

DETAILS & DEMOGRAPHICS



PROPERTY DETAILS

OFFICE SIZE:	1,291 SF 2/3 Office Spaces Conference Room	ZONED:	OG Office General
STORAGE SIZE:	54 SF	LAND SIZE:	.31 AC
CANOPY STATION:	536 SF		
OUTDOOR CONCRETE AREA:	1,000 SF		
ASPHALT PAVED AREA:	7,620 SF		
ROOF TYPE:	Metal, Pitched		
FENCED:	Yes - 241 SF		
BUILT RENOVATED:	1951 2023		
SECURITY SYSTEM:	Yes		
MICELLANEOUS:	Sprinkler System, Outside Lighting, Outside Storage, 220 Volt Power, Dishwasher, Microwave, Refrigerator, Copier		



TRAFFIC COUNTS

POPLAR AVE:	40,953+
I-240:	183,510+



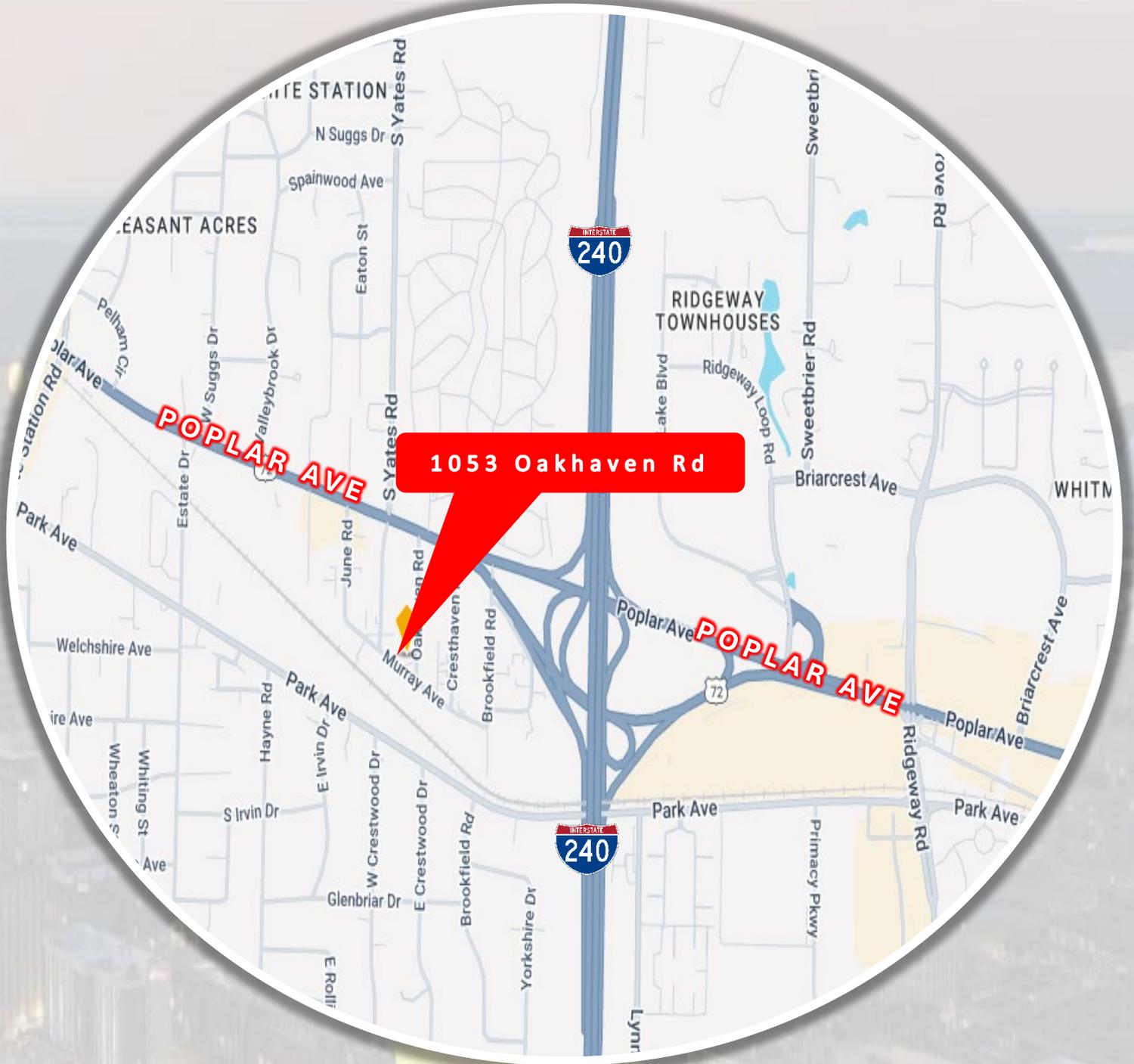
DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	6,309	74,160	218,280
HOUSEHOLDS:	3,007	29,771	87,879
HOUSEHOLD INCOME:	\$136,793	\$148,181	\$115,399
DAYTIME EMPLOYEES:	3,462	81,588	48,972

**Sale Includes All Appliances and All Furnishings*

1053 OAKHAVEN ROAD

LOCATION



****Prime East Memphis Location at Poplar & I-240***

FOR MORE INFORMATION:

FRANK DYER III, CCIM, RPA
901.277.8183
frank@gillprop.com

BARRY MAYNARD
901.230.4265
barry@gillprop.com