

# RETAIL, RESTAURANT LAND FOR LEASE AUSTIN PEAY HIGHWAY & YALE RD MEMPHIS, TN



**LOCATION:** 3385 Austin Peay Hwy, on the West side of Austin Peay between Yale Rd & Coleman Rd, & between McDonald's & Take 5 Car Wash, in Memphis, TN. This property is across the street from the \$65 million 68+/- acre Raleigh Civic Center. Austin Peay is a hot commercial corridor with new Tropical Smoothie Café, Chick-fil-A, Bojangles, Starbucks & Whataburger stores, surrounding by a densely populated residential area.

**DESCRIPTION:** Approximately .74 acres. Commercial uses permitted in the Commercial Mixed Use-2 or CMU-2 zoning district, per the Raleigh Presbyterian Church C-P Outline Plan. See site plan option on page 2.

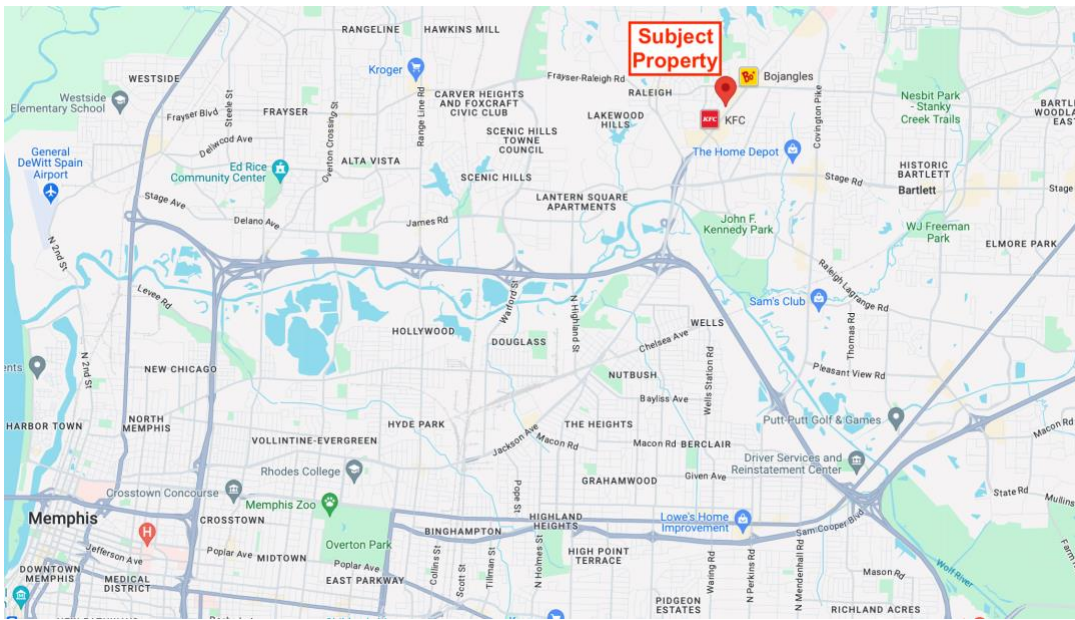
**TRAFFIC COUNT:** 27,903 between Yale and Coleman.



Demographics	1-Mile	3-Mile	5-Mile
Population	8,230	61,642	159,314
Avg HH Income	\$61,911	\$59,882	\$62,537
Households	2,883	22,018	57,207

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