



Accelerating success.

# DOWNTOWN Retail

## Lee's Landing

140 Lt. George W. Lee Avenue  
Memphis, TN 38103

VIEW ONLINE

[colliers.com/memphis](https://colliers.com/memphis)



SITE

# 9,305 SF

Minimum Divisible: 3,635 SF

Maximum Contiguous: 9,305 SF

# Property Highlights

Ground level retail/restaurant space one block from Beale Street Historic District (4.2 million visitors annually) & FedEx Forum (1.2 million visitors annually)

Adjacent to The Westin Hotel (84,000 visitors annually)

Also within walking distance of AutoZone Headquarters, Service Master Headquarters, FedEx Logistics & Indigo Ag

Built in 2007

Zoning: C-H

32,154 SF on .738 AC

Parking garage has 541 parking spaces

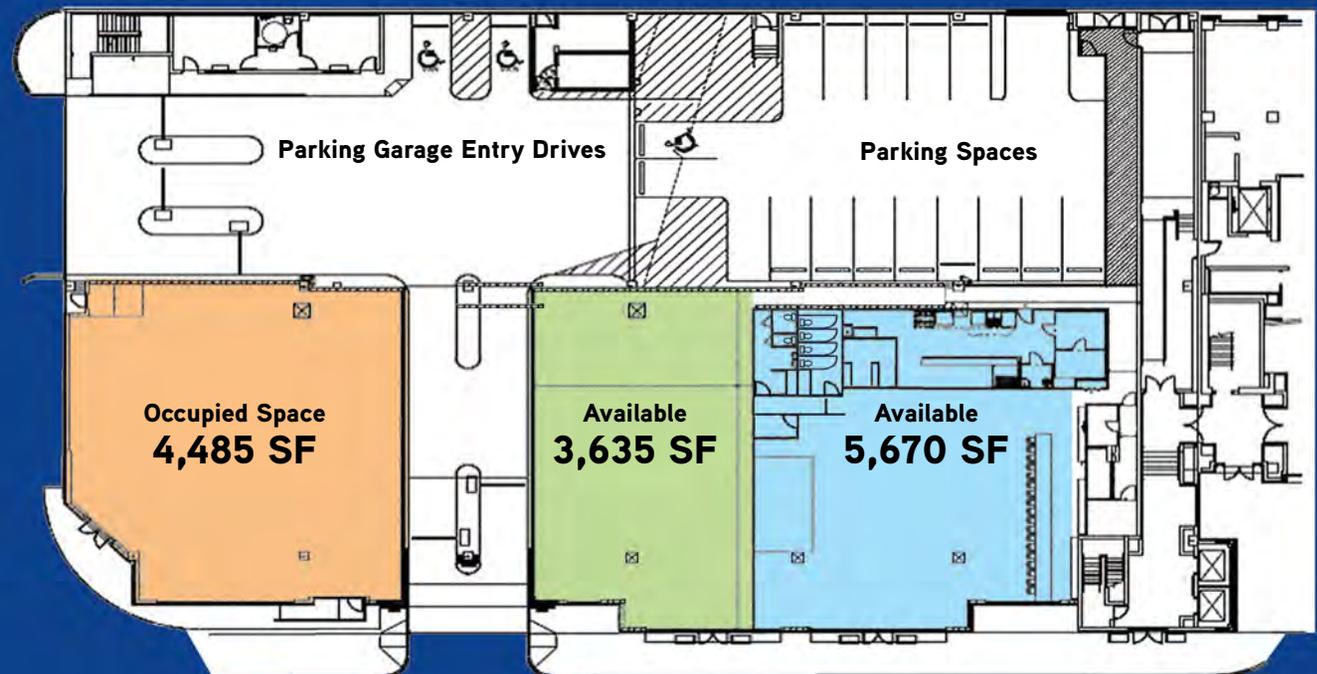


# Availability Highlights

Affordable commercial space in Downtown Memphis

Total space available : 9,305 SF;  
Minimum divisible: 3,635 SF;  
Maximum contiguous: 9,305 SF

On-site parking in Lee's Landing Garage for employees



Downtown Memphis  
has a  
Daytime Population  
of over

**88,000**

workers, residents  
& visitors



## CBID KEY STATISTICS

### Work

Employees: 65,000

Businesses: 3,165

### Visitor Spending

Retail: \$21.6 M

Food/Beverage: \$101.5 M

### Residential Spending

Retail: \$221.5 M

Food/Beverage: \$225.3 M

## DEMOGRAPHICS

### 1 Mile

Population - 13,189

Households - 5,988

Avg. HH Income - \$64,431

### 3 Miles

Population - 58,419

Households - 25,817

Avg. HH Income - \$56,671

### 5 Miles

Population - 66,030

Households - 27,416

Avg. HH Income - \$30,699

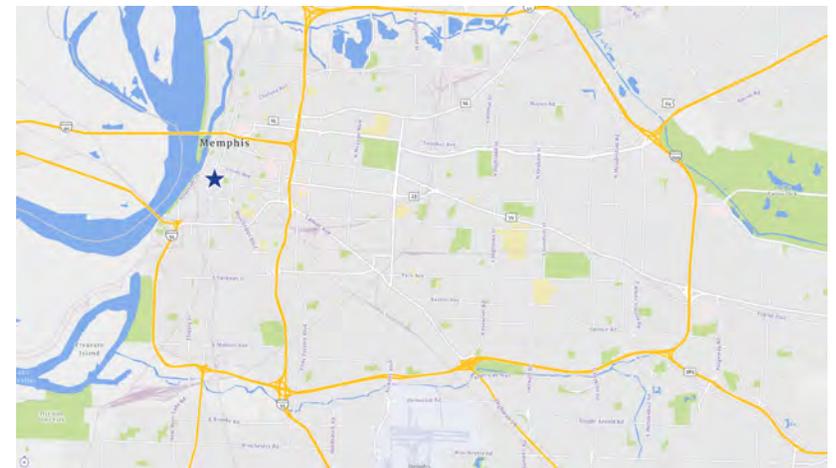


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## Our Mission

Maximize the potential of property to accelerate the success of our clients and our people.



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