

FOR SALE

AUTO DEALERSHIP | CAR LOT PROPERTY

2723 S. MENDENHALL

Memphis, TN 38115

2,462 SF | 1+/- Acre Paved

Offering at \$595K

EXCLUSIVELY LISTED BY:

GILL
PROPERTIES

8130 Macon Station, Suite 114
Memphis, TN 38018
901.758.1100



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FOR SALE

RETAIL | AUTO LOT | FLEX SPACE

2723 S Mendenhall | Memphis, TN | 38115

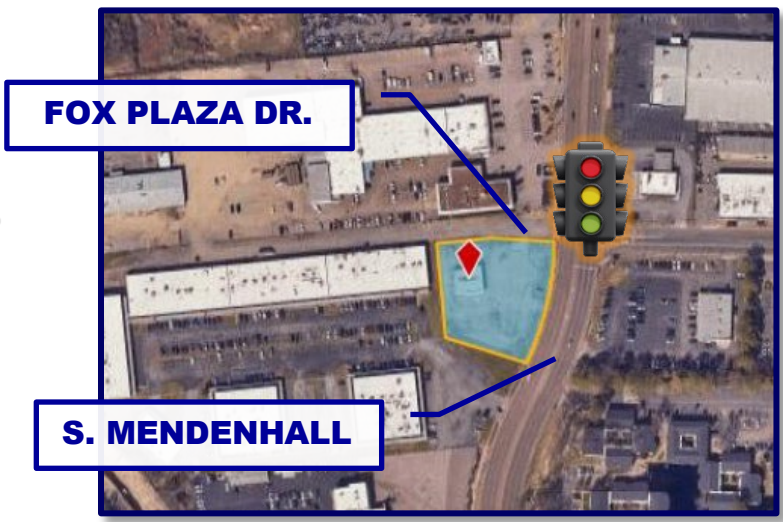


DEMOGRAPHICS

| 2023 | 1 MILE | 3 MILE | 5 MILE |
|------------|----------|----------|----------|
| Population | 10,357 | 97,660 | 199,731 |
| Households | 3,834 | 37,660 | 77,815 |
| HH Income | \$56,929 | \$62,989 | \$77,562 |

PROPERTY HIGHLIGHTS

- **2,462 SF | Freestanding | Auto Sales | Flex BLDG**
- **EXCELLENT LOCATION:** Corner lot, fronting Mendenhall Rd. and Fox Plaza Dr.
- **TRAFFIC COUNTS:** 23,000+
- Multiple Private Offices
- **LIGHTED PARKING LOT** with 150+ Spaces for Car Sales, Customers, and Employees
- **SECURE:** Guard Rail & Chain link Fence
- Monument Signage



8130 Macon Station, Suite 114
Cordova, TN 38018
901.758.1100
www.GillProp.com

FOR SALE

LEASE PROPERTY

2723 S. Mendenhall | Memphis, TN 38115

\$5,500/MO.

+NNN

(which includes property taxes, insurance and maintenance)

Credit Application & Financials submitted prior to site visits.

FEEL FREE TO WALK THE PROPERTY



Gated Access | Secure Lot



High Visibility | Signage



WELL LIT | Paved Lot | 150 Spaces

Zoning makes this an ideal site for QSR, Auto Detail Shop, Car Rental, and so much more.



Aerial | Traffic

GILL
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INTERSTATE 240 | 181,700+ ADDT

INTERSTATE 385 | 137,010+ ADDT

MT. MORIAH RD. | 33,200+ ADDT



AutoNation



**- SITE -
2723 S. Mendenhall**



AMERICAN WAY | 25,100+ ADDT

AutoNation

2723 S Mendenhall Rd



Mendenhall Shopping Center



Residence at Lakeview Apts



**S. MENDENHALL RD
23,270+ ADDT**

FOR MORE INFORMATION:

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