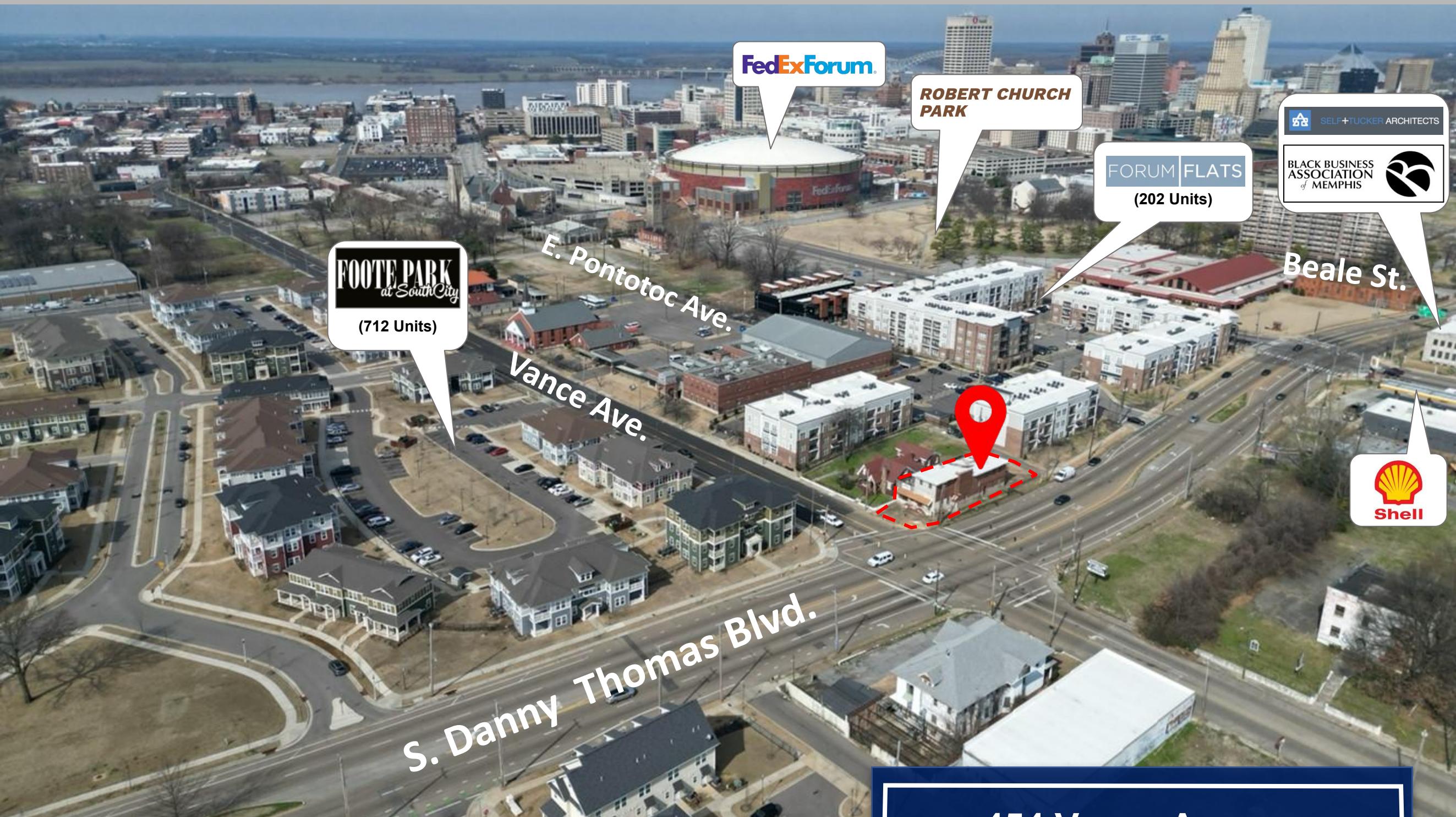


FOR SALE

Redevelopment Corner in Downtown



\$375,000

5,035 SF on .15 AC

**454 Vance Avenue
Memphis, TN 38107**

- ❑ Corner Redevelopment Opportunity in growing Downtown
- ❑ Site qualifies for multiple developer incentives
- ❑ Adjacent to 1000+ newly developed South City multi-family units
- ❑ Two blocks from FedEx Forum, Home to NBA's Memphis Grizzlies



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy of the information.



Melanie Myers Bland
melanie@myerscre.com
901-761-5595 Office
901-351-5595 Cell

773 E Brookhaven Circle
Memphis, TN 38117

#288335 Licensed in TN
#22327 Licensed in MS

