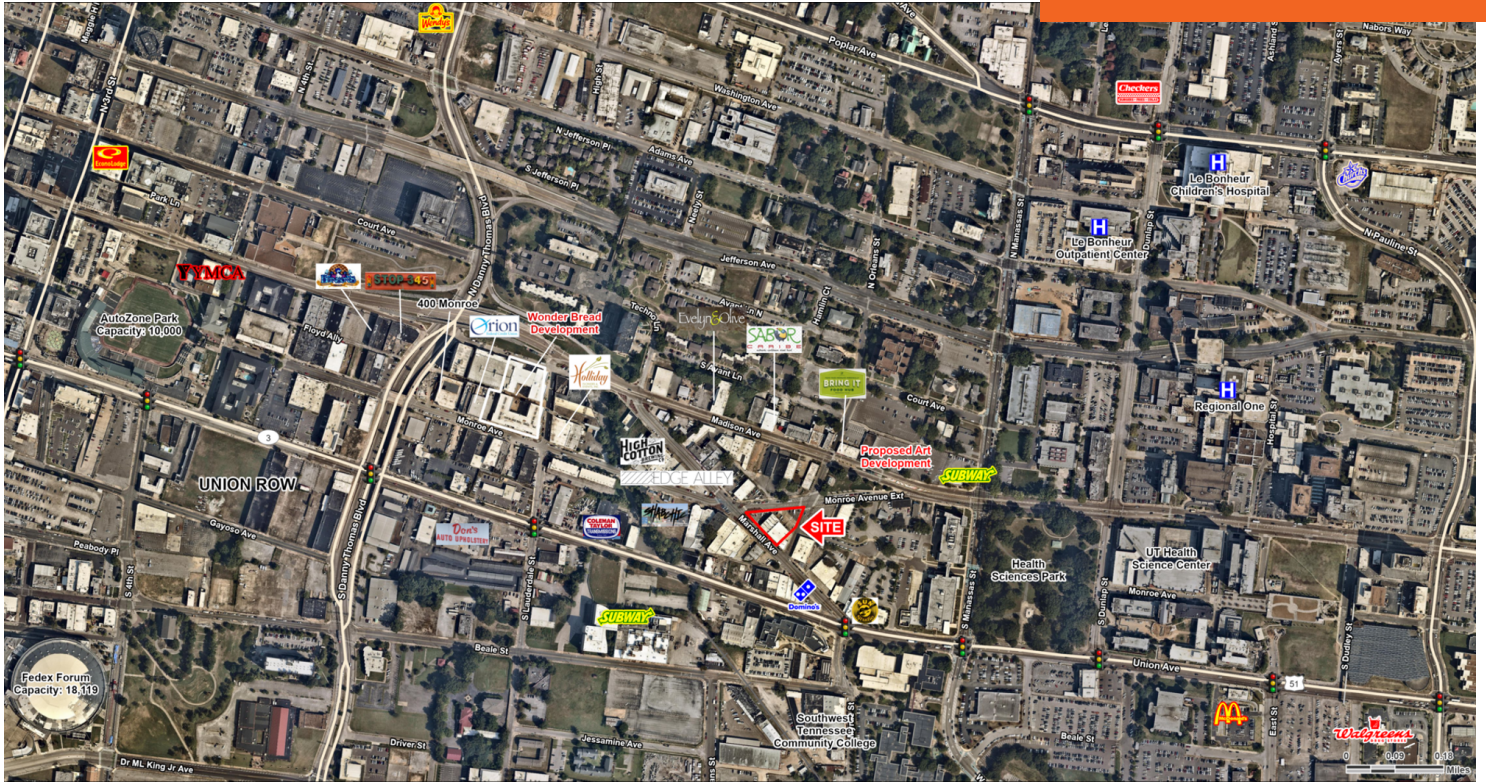


648-656 MARSHALL AVENUE

648-656 MARSHALL AVE, MEMPHIS, TN 38103

FOR LEASE

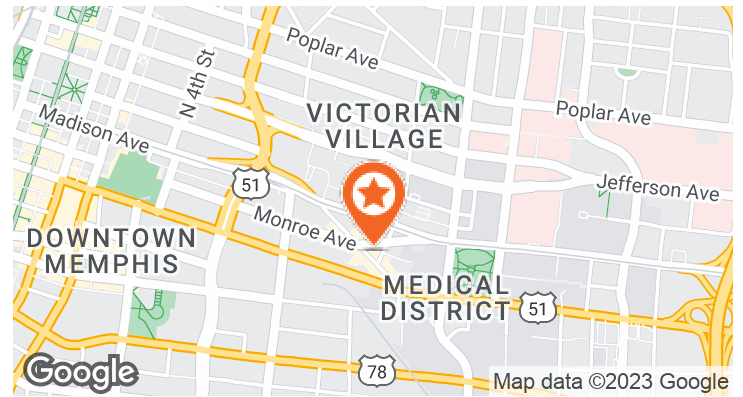


LOCATION DESCRIPTION

7,216 SF available For Lease in the heart of the Edge District at the apex of Marshall Avenue and Monroe Avenue Extended. Ideal for retail and/or restaurant space.

PROPERTY HIGHLIGHTS

- 4,250 SF and 6,100 SF available
- Close proximity to Orion Federal Credit Union Headquarters and the Wonder Bread Factory redevelopment
- The Edge District is anchored by Sun Studio on one end and AutoZone Park on the other. Growth in the Medical District and the booming Downtown Core has inspired businesses to locate in the district including High Cotton Brewery, Edge Alley, Premier Palace, Edge Motor Museum, C Lou Patton, Sabor Caribe and Evelyn & Olive.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,044	46,748	87,466
Daytime Population	51,746	102,744	136,712
Households	6,644	21,110	39,098
Average HH Income	\$38,820	\$58,420	\$60,635



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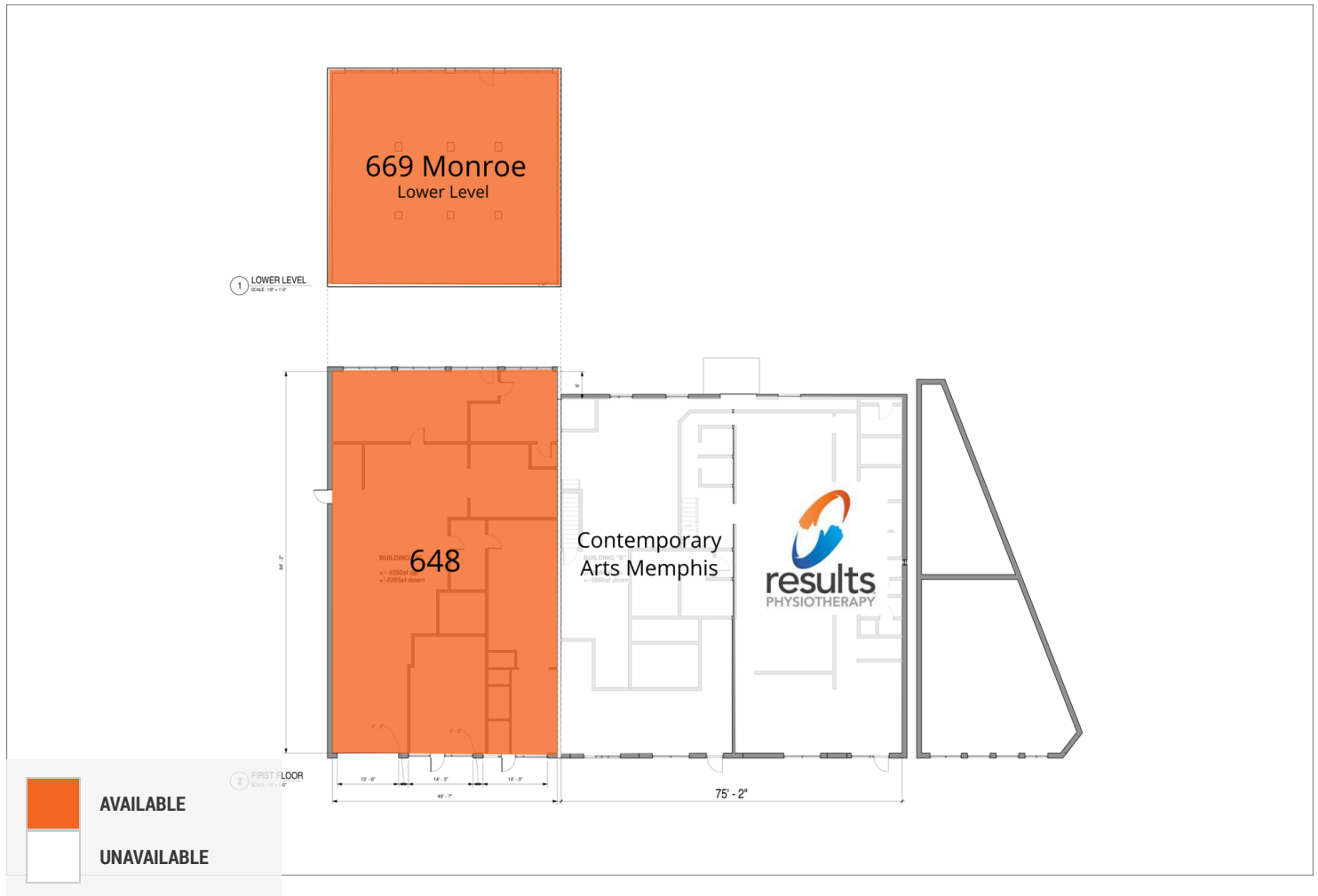
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SUITE	TENANT NAME	SPACE SIZE
648	Available	4,250 SF
652	Contemporary Arts Memphis	2,966 SF
656	Results Physiotherapy	2,900 SF
669 Monroe	Available	6,100 SF



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