

87.74'

150'

# FOR SALE

## 2419 SUMMER AVENUE

Memphis, TN 38112

### .30 AC VACANT LOT | ASKING \$350K

FOR MORE INFORMATION:



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**GILL**  
PROPERTIES

6815 Poplar Ave, Suite 110  
Germantown, TN 38138  
(901) 758-1100

# Highlights

- **FRONTAGE:** 130' Fronting Summer Avenue
- **EXCEPTIONAL AREA:** Central Memphis | Midtown
- **ZONED:** C-L Commercial
- **SIZE:** .30 AC | 13,155 SF | 150'x88'

## PROXIMITY TO MAJOR ECONOMIC DRIVERS

Along with direct access from I-40, 2419 Summer Ave also benefits from strong economic drivers in the immediate area.

### Most Notably and Within Minutes:

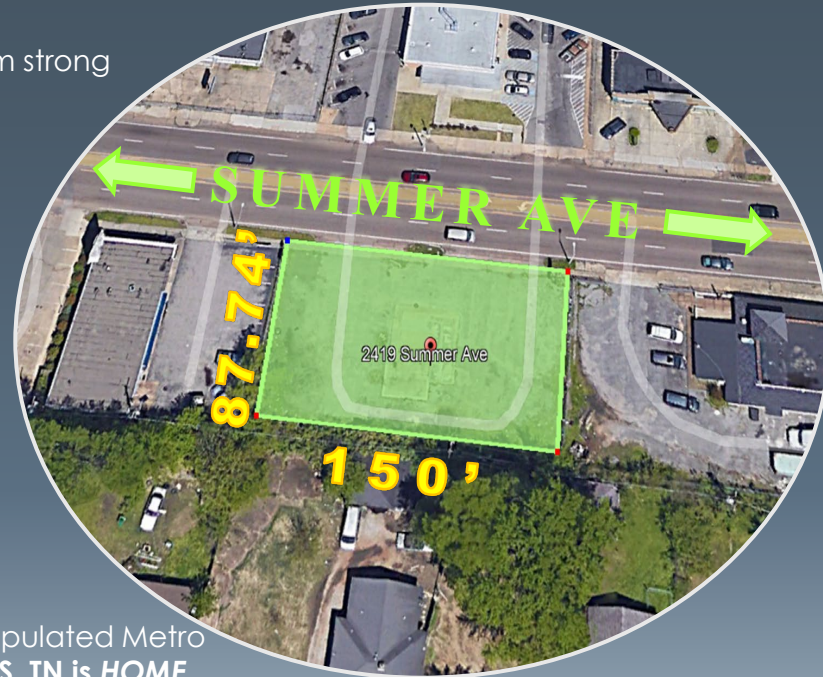
- **Medical District** – 20,000+ jobs, 10,000 students
- **Downtown Memphis** – 89,000+ white-collar jobs
- **Poplar/I-240 Office Hub** – 100,000+ jobs
- Over **\$14B in capital investment underway**, including
  - St. Jude's \$12.9B expansion
  - \$1.5B Regional One redevelopment

## SUPERIOR MARKET DEMOGRAPHICS

**Memphis MSA – The 5th largest Metro** in the Southeast and 2nd most populated Metro in Tennessee anchored by a diverse, stable economic base. **\*MEMPHIS, TN is HOME TO 610,920**



The 901  
Memphis



# Area Data



## Traffic

Summer Ave	30,304+
East Parkway	34,675+
I-40   Sam Cooper	32,438+
Poplar Avenue	27,646+



## Commute

Downtown Memphis	5 MI
Overton Square	4.6 MI
Memphis Zoo	1.7 MI
Crosstown Concourse	2.0 MI

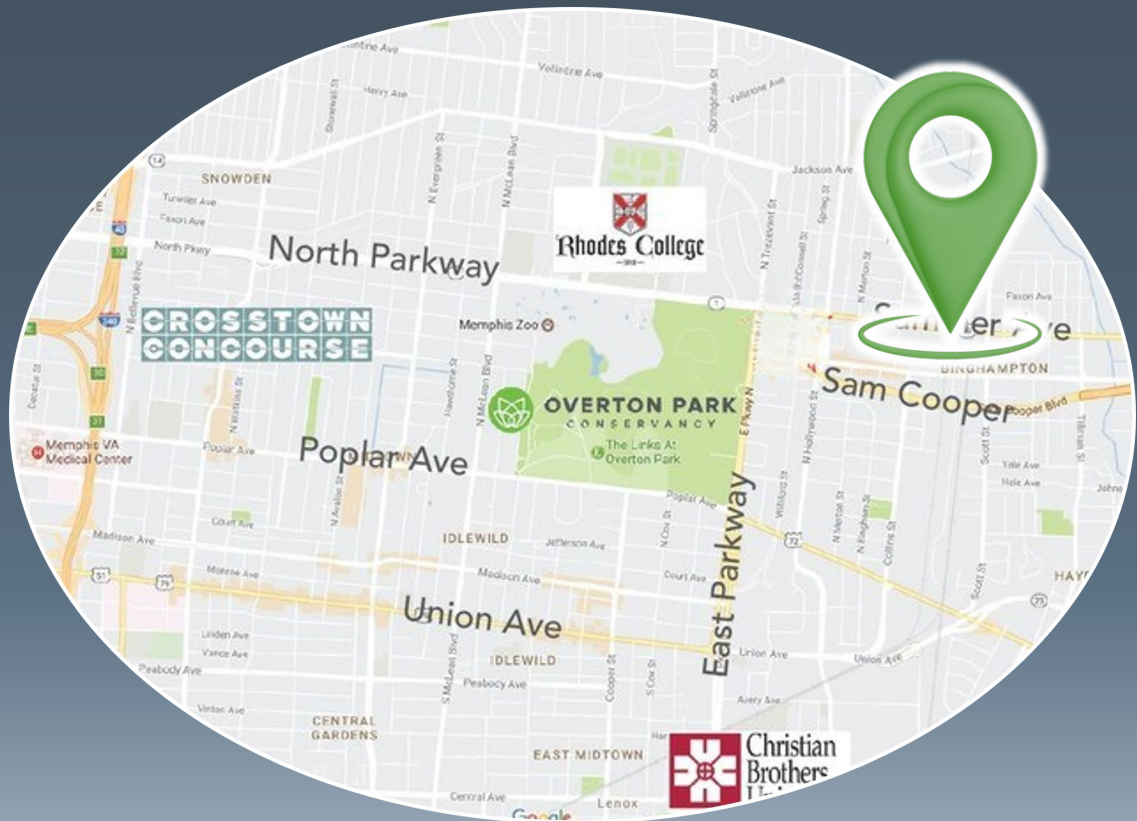
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## Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	9,836	95,064	228,764
Households	4,311	44,102	101,849
HH Income	\$68,113	\$82,897	\$81,980



# LOCATION!!

CHRISTIAN  
BROTHERS  
COLLEGE

OVERTON  
SQUARE

OVERTON PARK  
GOLF COURSE

LEVITT SHELL

OVERTON  
PARK BIKE  
RUN

DOWNTOWN  
MEMPHIS

MEMPHIS ZOO

POPLAR AVENUE

EAST PARKWAY

SAN COOPER BLVD.

HOLLYWOOD ST

**2419 SUMMER AVE  
MEMPHIS, TN 38112**

BROAD AVE  
ART DISTRICT

NEW BUDS &  
BREWS

NEW LINK  
APARTMENTS

ANTIQUE WAREHOUSE  
MALL

MEMPHIS TENNESSEE



BROAD AVE

SUMMER AVENUE

N Braham St

# LAND PORTFOLIO



## 4 LOTS FOR SALE