



**2537 Broad Avenue**

**FOR SALE**

MalmoMemphis  
REAL ESTATE, INC.



# About the Building

2537 Broad Avenue, Memphis, Tennessee

2537 Broad Avenue is a premier 7,260 square-foot retail/office property in the heart of the sought-after Broad Avenue Arts District of Memphis, Tennessee, across from the newly built Link Apartments Broad Avenue. 2537 Broad Avenue is a beautiful two-story building with masonry construction and impressive modern finishes. The asset is just 5.4 miles from Downtown Memphis within the growing residential enclave, the Binghampton neighborhood. Binghampton, which began as a small railroad town anchored by industrial development, has developed into a lively retail corridor that displays vibrant murals on the industrial properties, memorializing its rich history.



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- Stunning, move-in ready retail/office opportunity in the Broad Avenue Arts District
- Ideally situated with premium visibility and 55' of frontage in front of the street's row of surface parking a block from Sam Cooper Boulevard.
- Exceptionally established in a major retail corridor featuring well-known businesses like Kroger, Target, Aldi, Whole Foods, and many more.
- Conveniently located less than a 10-minute drive from the Interstates 40 and 240 interchange and 12 minutes east of bustling Downtown Memphis and minutes from the Memphis Zoo, Rhodes College and Crosstown Concourse



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2537 Broad Avenue offers qualified investors the opportunity to acquire a completely renovated, like-new building in one of Memphis' most popular submarkets. Both suites feature private entrances with suspended overhead canopies for each tenant. Floor-to-ceiling windows provide the perfect place for tenant signage while allowing ample natural light to flow in.

Prime investment opportunity with value-add ability in the Downtown/Midtown Submarket with compressing vacancies and increasing retail rental rates.

Strategically positioned across from the newly built Link Apartments Broad Avenue and encompassing sought-after demographics.

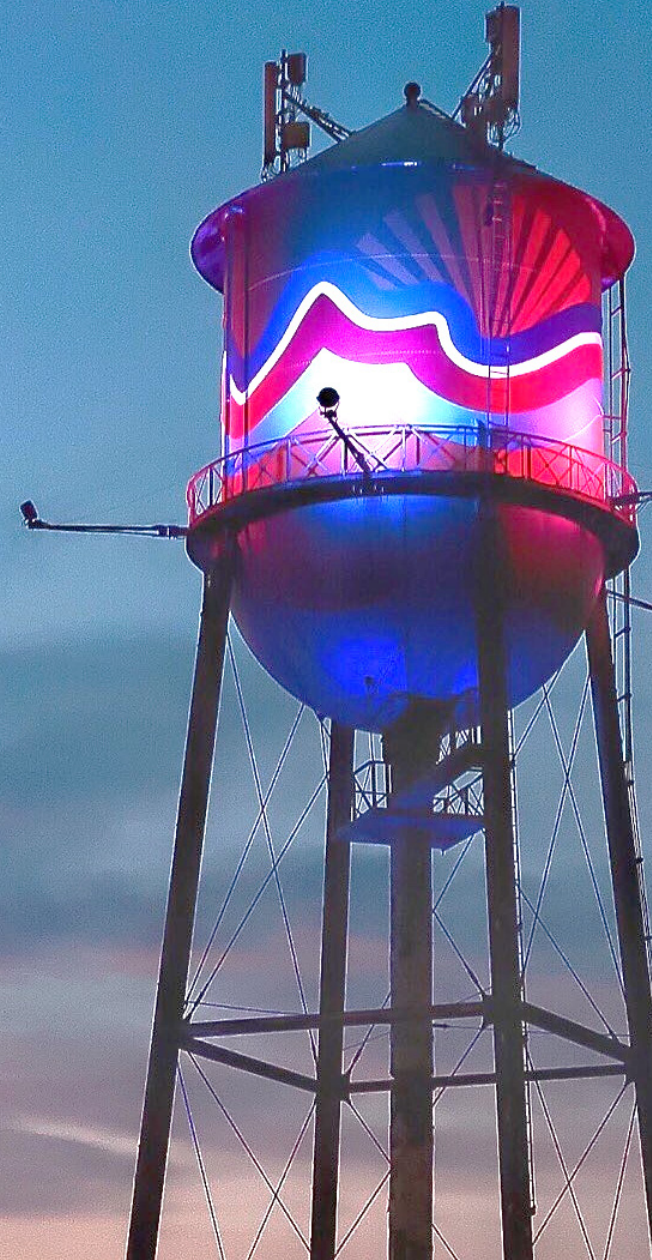
# About the Area

2537 Broad Avenue, Memphis, Tennessee

Located in the historic commercial area of the Binghampton community of Memphis, Broad Avenue Arts District is home to more than 70 unique local businesses, including boutique shops, art galleries, artist studios, services, restaurants and bars.



**BROAD AVENUE**  
ARTS DISTRICT



# Location Map

## 2537 Broad Avenue



# Interior Images – First Floor



# Interior Images – First Floor





# Interior Images – Second Floor



# 2537 Broad Avenue - Links

## Online Listing w/3D Tour



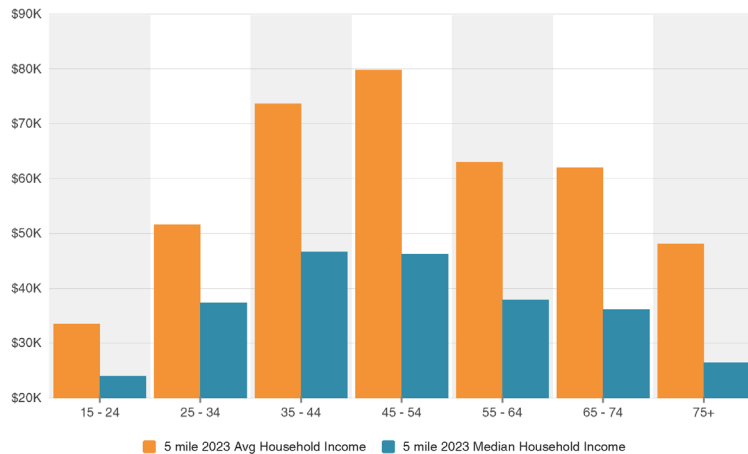
## Demographics



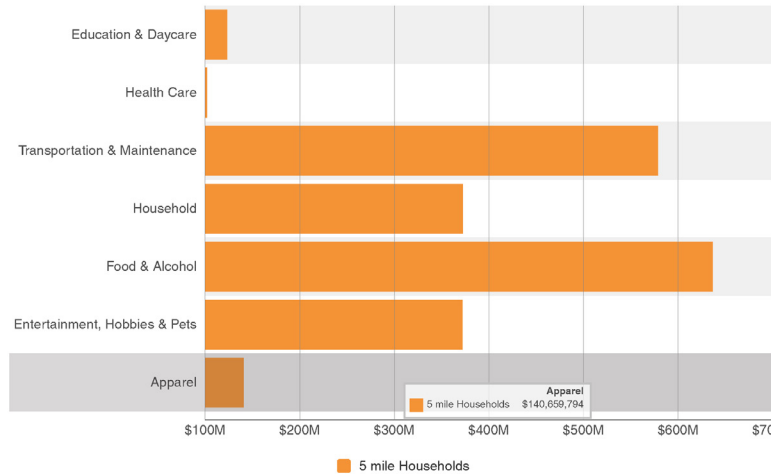
## Broad Avenue Arts District



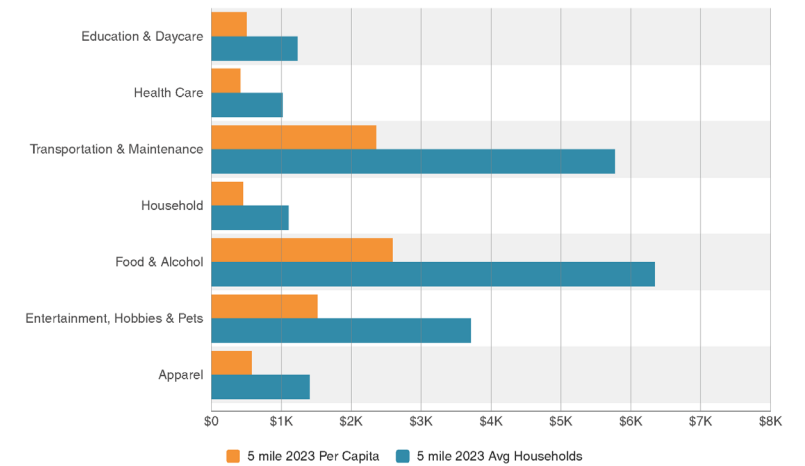
Household Income By Age Currency: USD (\$)



Consumer Spending Currency: USD



Per Capita & Avg Household Spending Currency: USD (\$)





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