



**NE Corner Contiguous Lot
Austin Peay Hwy &
Millington Arlington Rd**

**Offered at: \$649,000 - Growing Rosemark
and Millington Just off the Lighted Intersection!**



Wilson W. McCloy

Crye-Leike Commercial
6525 Quail Hollow Rd, Ste 401
Memphis, TN 38120

Located at the first stoplight north of 385 on an expanding, bustling Austin Peay Hwy, this corner services the Rosemark community and Millington via Navy Rd and also the booming Arlington community, two of the Memphis MSA's quickly expanding suburbs. The parcel will also benefit from soon to be on-line Blue Oval City which is immediately north east at Stanton, Tennessee.

Population
1 Mile: 2,384 - 3 Mile: 17,000 - 5 Mile: 48,000

Median Income
1 Mile: \$86.7k - 3 Mile: \$88.4k - 5 Mile: \$89.5k

Traffic Counts
Austin Peay Hwy - 10,487 AADT

TELEPHONE
Office: 901.758.5670
Cell: 901.481.5045

EMAIL
wilson.mccloy@crye-leike.com

Features

- Immediate +/- 8 acre Lot Availability
- +/- 954' of Road Frontage
- QSR, Storage, or Automotive Development Opportunity
- Morning-Side Traffic to Blue Oval City
- Long Term Feasibility

WEBSITE
www.crye-leike.com/commercial

TWITTER
@wilsonmccloy



8 acres with almost 1000 feet of frontage and 400 feet depth, just off the Austin Peay Hwy and Millington Arlington intersection. A road widening project has been in place anticipating growing traffic numbers connected to the onboarding of the \$5.6 Billion Ford Blue Oval City in nearby Stanton, Tennessee. Just to the west is Millington, Tennessee one of the largest Navy bases in the United States.



Offered at \$81,125 per acre (\$1.86/psf), A Very Nice Price Point for an Emergent Memphis MSA servicing crossroads. Great Long-term Business Feasibility.



Memphis | Nashville | Little Rock | Chattanooga | Atlanta

Exclusively Offered
by Crye-Leike Commercial
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To View the Space Contact - Wilson W. McCloy at 901.481.5045 or wilson.mccloy@crye-leike.com