

For Sale

Retail Box Available



3830 Hickory Hill Road
Memphis, TN 38115

\$2,000,000

61,000 SF on 6.09 AC

- ❑ **Former Kroger box with excellent bones**—wide-open floor plate, high ceilings, and flexible layout.
- ❑ **100% HVAC throughout**, Replaced in 2023, offering immediate operational comfort for retail, warehouse, or fulfillment users.
- ❑ **Large loading and receiving area** suitable for distribution, cross-docking, or last-mile operations.
- ❑ **Heavy power availability** typical of former grocery infrastructure.
- ❑ **Expansive parking field** -266 parking spaces that can support customer traffic, fleet parking, or truck staging



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

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COMMERCIAL REAL ESTATE