

FOR SALE

195.5'
N HOLLYWOOD

184' SUMMER AVE

2451 Summer Ave. | Memphis, TN 38112

.81 AC CORNER LOT | ASKING \$550K

Signalized Hard Corner Lot!
Heavy Traffic Area

FOR MORE INFORMATION:



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GILL
PROPERTIES

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

Highlights

- **FRONTAGE:** 184' fronting Summer Ave & 195.5' fronting N. Hollywood St.
- **EXCEPTIONAL AREA:** Central Memphis | Midtown
- **ZONED:** CH | Commercial
- **SIZE:** .81 AC | 35,284 SF | 184.24' x 195.5'



PROXIMITY TO MAJOR ECONOMIC DRIVERS

Along with direct access from I-40, 2451 Summer 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**



Area Data



Traffic

Summer Ave	30,304+
N. Hollywood St	10,820+
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

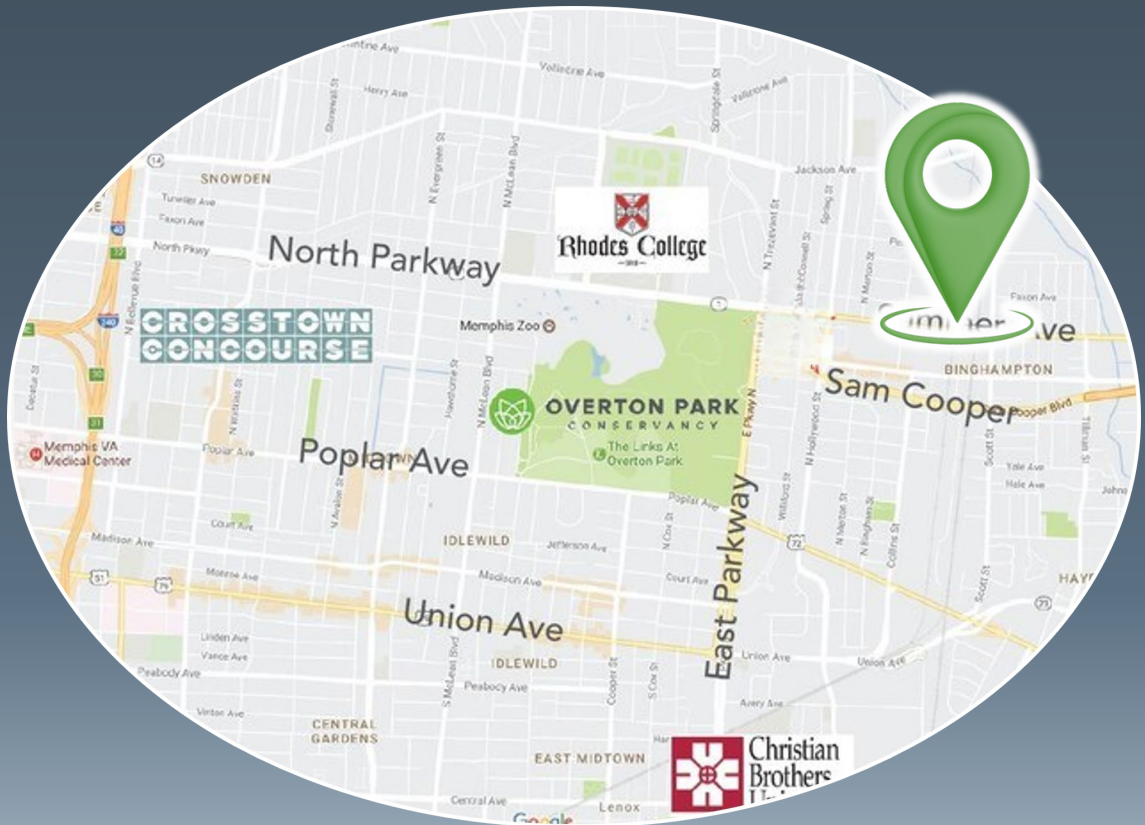
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Demographics

	<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
PARK BIKE
RUN

DOWNTOWN
MEMPHIS

MEMPHIS ZOO

POPLAR AVENUE

EAST PARKWAY

SAN COOPER BLVD.

2451 SUMMER AVE

HOLLYWOOD ST

NEW BUDS &
BREWS

BROAD AVE
ART DISTRICT

NEW LINK
APARTMENTS

ANTIQUE WAREHOUSE
MALL

MEMPHIS TENNESSEE

EXXON

Dixie
Queen
ICE CREAM
HAMBURGERS



ANTIQUE
WAREHOUSE
MALL
NOTHING LIKE US IN MEMPHIS

BROAD AVE



SUMMER AVENUE



LAND PORTFOLIO



4 LOTS FOR SALE