

FOR SALE

195.5'
N HOLLYWOOD

135.92' SUMMER AVE

2451 Summer Ave. | Memphis, TN 38112

.81 AC | SIGNALIZED HARD CORNER LOT | ZONED CMU-1

ASKING \$550K

IDEAL FOR A CAR WASH

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 A POPULATION OF 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+ |



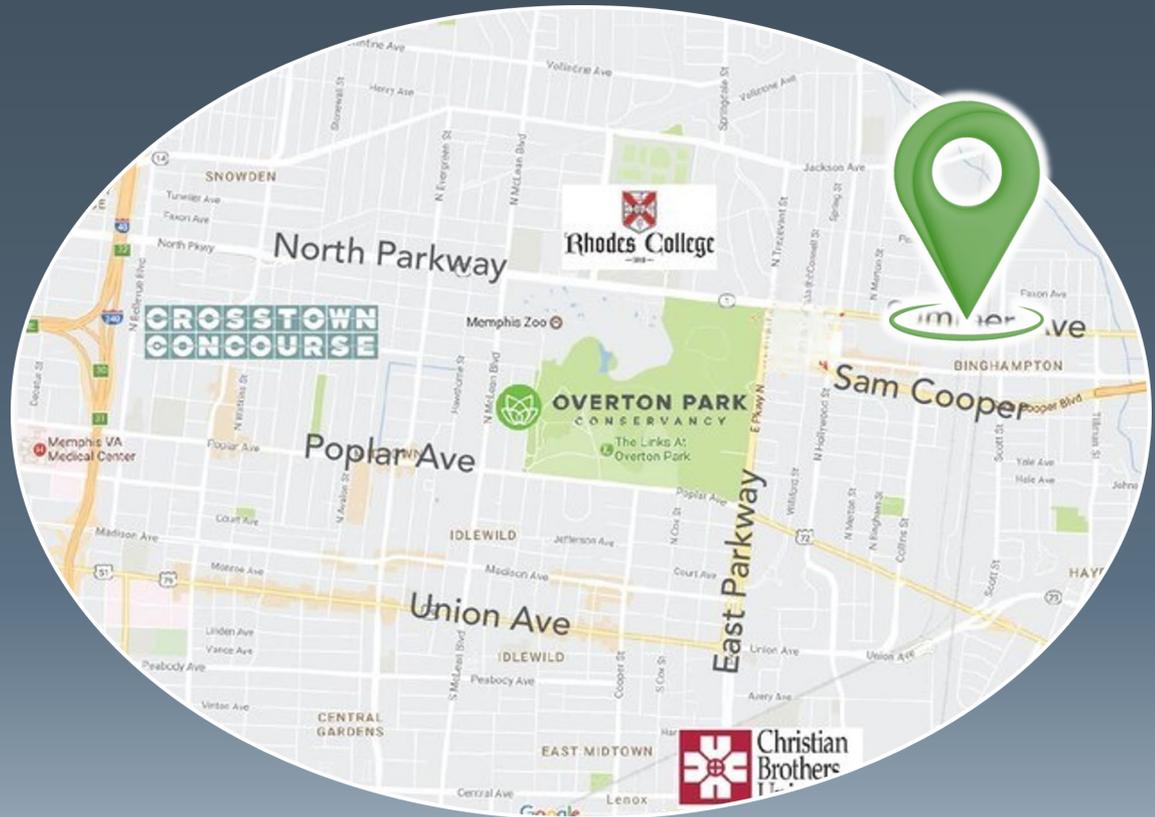
Commute

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



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 |



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Location

CHRISTIAN BROTHERS COLLEGE



OVERTON SQUARE



OVERTON PARK GOLF COURSE



LEVITT SHELL PARK BIKE RUN



DOWNTOWN MEMPHIS



MEMPHIS ZOO



POPLAR AVENUE

NEW BUDS & BREWS



BROAD AVE ART DISTRICT



NEW LINK APARTMENTS



ANTIQUE WAREHOUSE MALL



2451 SUMMER AVE

HOLLYWOOD ST



SUMMER AVENUE



LAND PORTFOLIO



4 LOTS FOR SALE