

Price
Reduced!



FOR SALE PARKING ASSET

Prime Location in the
Downtown Business District

199 JEFFERSON AVE | MEMPHIS, TENNESSEE | 38103

Offered at ~~\$1.6M~~ **NOW \$1,199,000**

For more information:



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GILL
PROPERTIES

Highlights

- 89,055 SF | Freestanding Building | .54 AC Lot
- 300 (+/-) Parking Spaces
 - 100 Rooftop
 - 200 (+/-) Covered
- 4 Lit Floors
- Multiple Offices & Storage Rooms
- Multiple Drive-In Dock Doors
- Typical Floor Size: 19,964 SF
- Building Height: 40'
- Zoned: CBD
- Located in the heart of Downtown Memphis's business district, the property is surrounded by numerous office buildings in the central corridor.

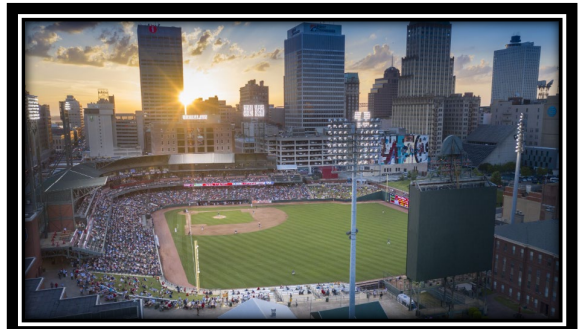
CLOSE PROXIMITY TO....



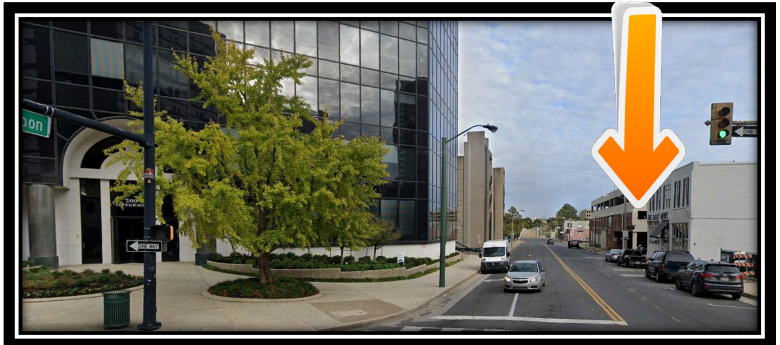
Shelby County Courthouse
140 Adams Ave



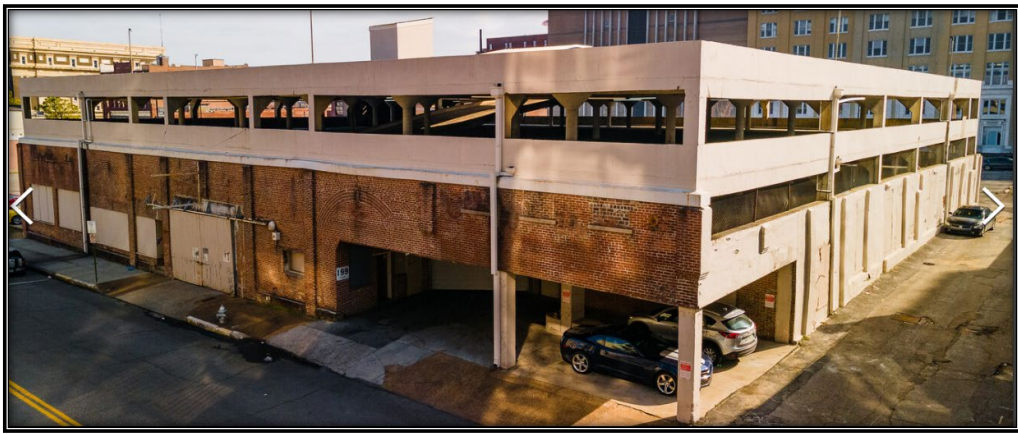
SITE



AutoZone Park | 198 Union Ave.
Avg. Attendance 5,000+



One Memphis Place
200 Jefferson Ave
New 15 Floor | Class A Office Bldg.



Demographics

1 MILE 3 MILE 5 MILE

Total Businesses

3,134

7,465

10,424

Total Employees

39,383

82,512

113,148

Population

14,264

77,276

150,906

Households

6,639

34,414

63,909

Daytime Population

99,039 Daily

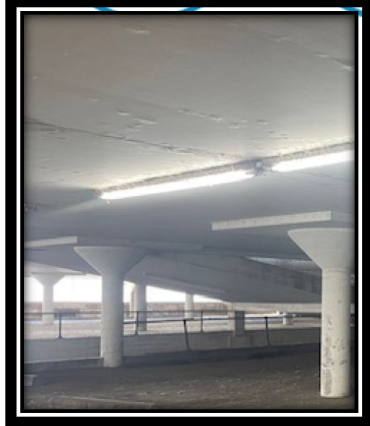
Visitors, Employees and Residents in Downtown Memphis

32
Corporate HQs

169
Restaurants/Bars

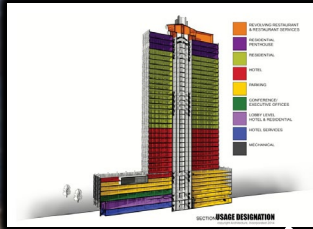
27
Festivals and Parades

+
245
Acres of Green Space, Parks



**100+ Projects, Planned and
Approved for Downtown Memphis**

MEMPHIS



**Under Construction
100 N Main**

**Opening Soon | Aloft Hotel
BB Kings and Jefferson**



**New Renovation
124 Monroe**



**The Dermon
Renovated to a Hotel
BB King and Jefferson**

199 JEFFERSON AVE:

- **Built in 1908**
- **Presently, not an active parking garage but being leased by The Daily News as parking and storage**
- **Structural Report Available**



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