



**NW Corner Lot  
Austin Peay Hwy &  
Millington Arlington Rd**

**Offered at: \$799,000 - Growing Rosemark  
and Millington Serving 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 and a newly begun, 3 year TDOT road widening project up to Tipton County.

**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**

- At the Lighted Intersection
- Immediate +/- 6.74 acre Lot Availability
- +/- 650' of Austin Peay Road Frontage
- Corporate, QSR, Pharmacy, or Automotive Development Opportunity
- Morning-Side Traffic to Millington Naval Base

**WEBSITE**  
www.crye-leike.com/commercial

**TWITTER**  
@wilsonmccloy





+/- 6.74 acres with almost 650 feet of frontage and 450 feet depth at 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. The site is flanked to the west by Millington, Tennessee one of the largest Navy bases in the United States and to the East by Arlington, Tennessee, #1 on Ten Most Successful Cities in Tennessee (Zippa Rating).



**Offered at \$118,546 per acre (\$2.72/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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Memphis, TN 38120

To View the Space Contact - Wilson W. McCloy at 901.481.5045 or [wilson.mccloy@crye-leike.com](mailto:wilson.mccloy@crye-leike.com)