

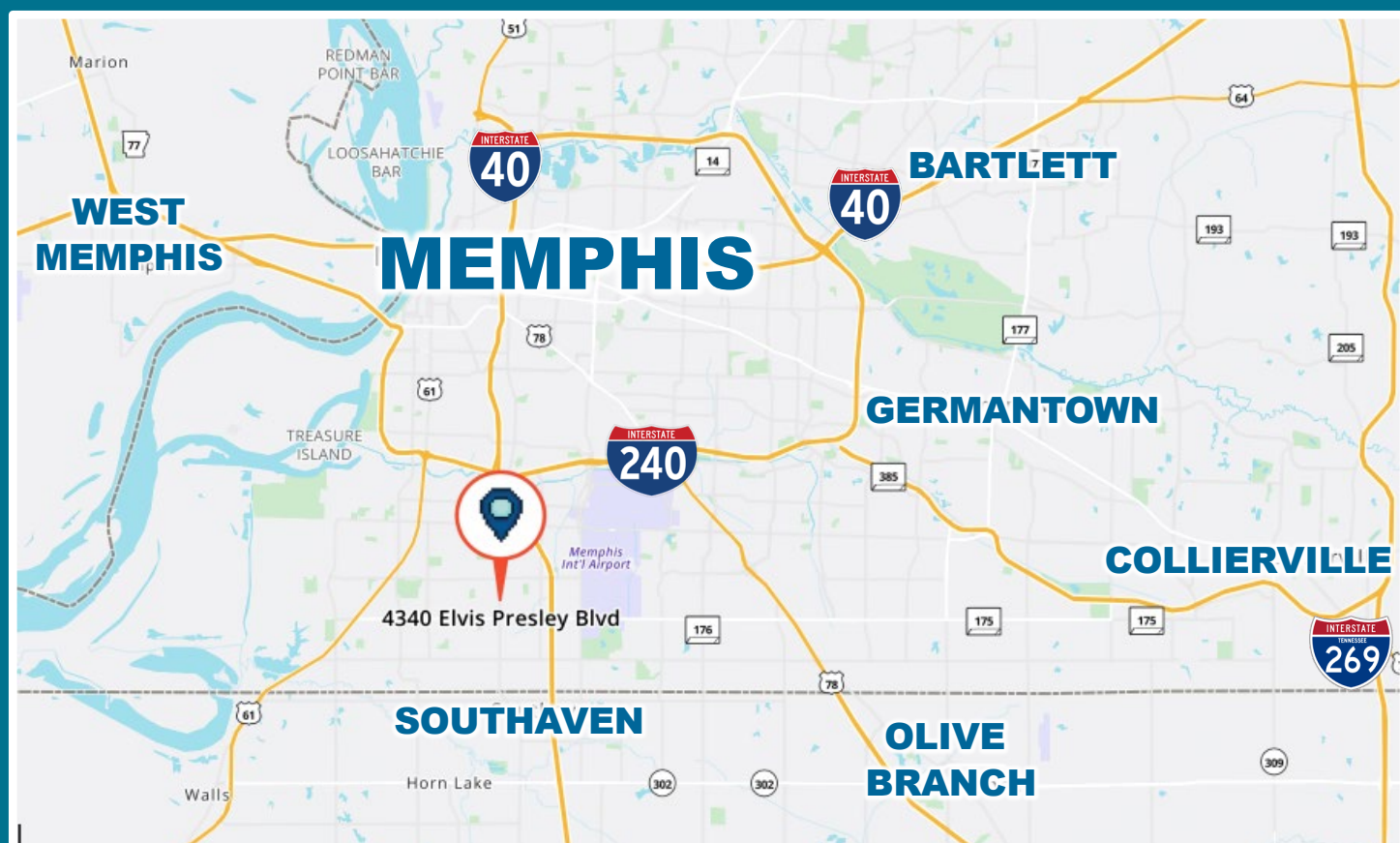


TWO BAYS FOR LEASE

PROPERTY INFORMATION

- New Building | Built in 2024
- Anchored by Verizon and Hook's Catch Seafood Restaurant
- **AVAILABLE** Two Bays | 1,200 SF Each or One | 2,400 SF
- 158' of Frontage on Elvis Presley Blvd
- Ample Parking | 30 Surface Spaces
- **Traffic Counts** | 20,775+
- Zoned CMU-3 | Commercial Mixed-Use
- \$28 PSF +NNN | Terms Negotiable
- No Vape/Tobacco, Cell Phone, Liquor Stores

4340 ELVIS PRESLEY BLVD
MEMPHIS, TENNESSEE 38116



BROKERS:

Frank Dyer III, CCIM, RPA
Senior Vice President
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frank@gillprop.com

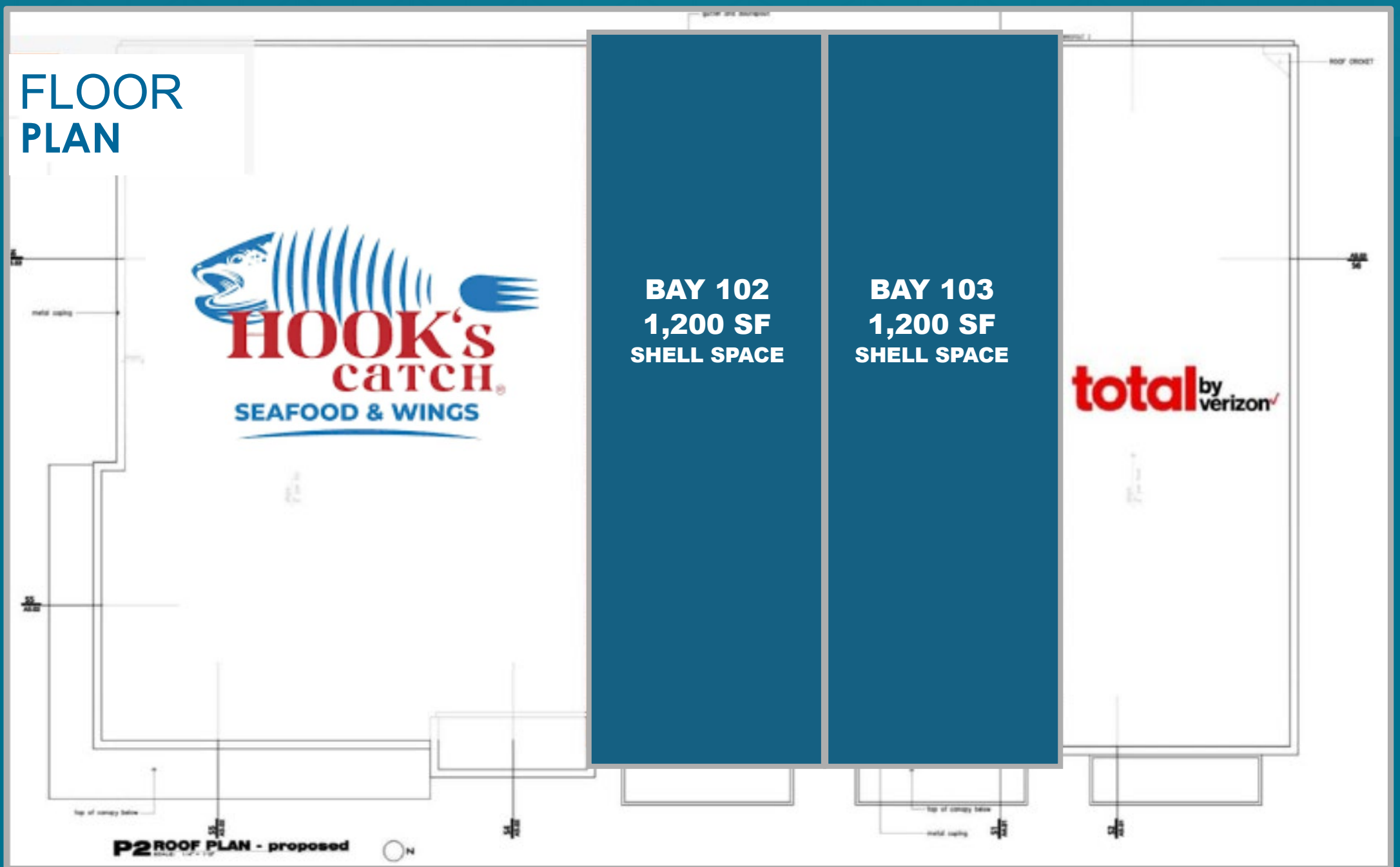
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GILL
PROPERTIES



TWO SHELL SPACES | 1,200 SF EACH



TRAFFIC



20,000+ VPD
ELVIS PRESLEY BLVD



POPULATION



HOUSEHOLDS



HH INCOME

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

9,309

56,199

129,091

3,865

22,456

51,614

\$62,213

\$63,706

\$64,404

GILL
PROPERTIES

FOR MORE INFORMATION:

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