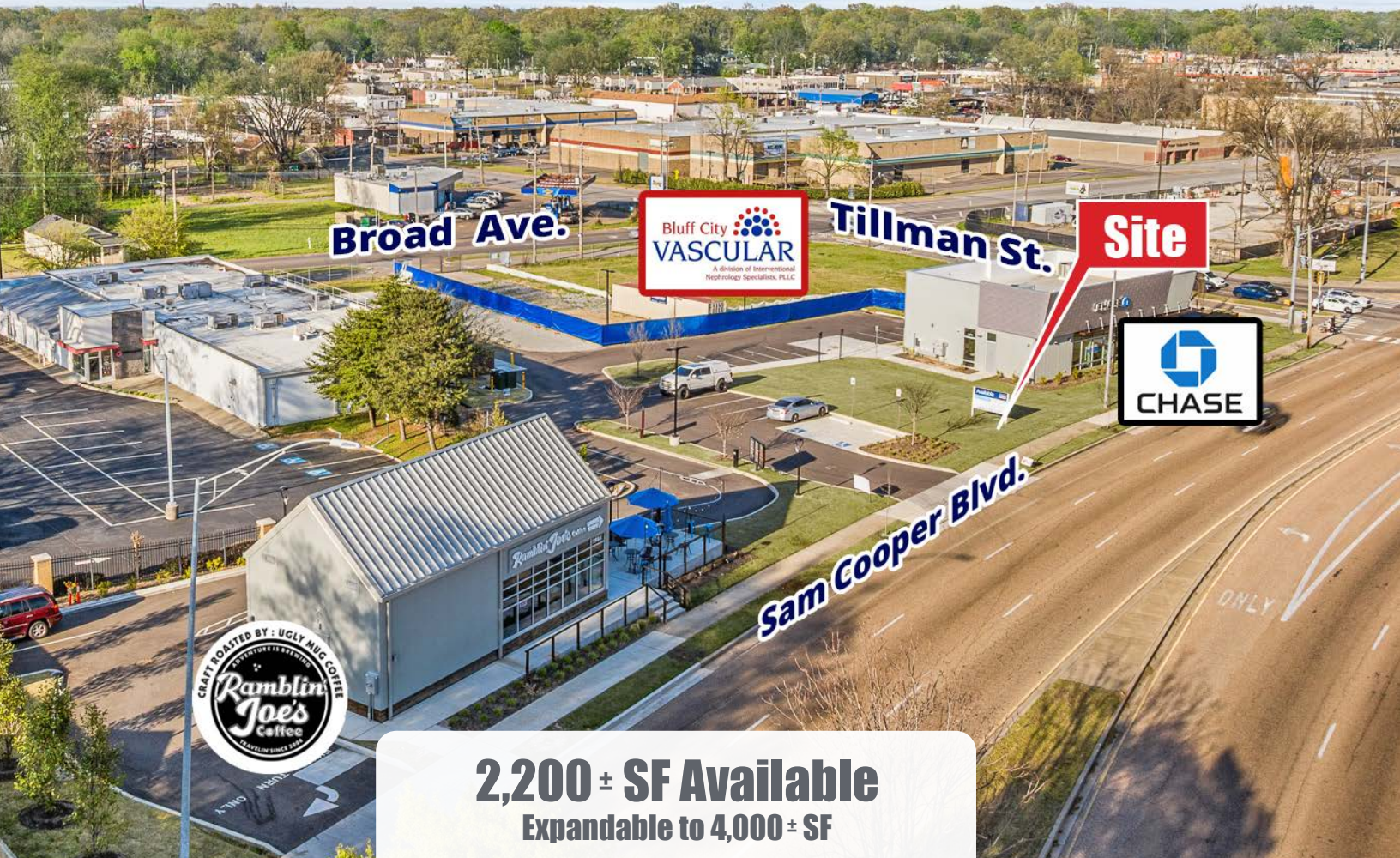




# Lot Available for Build-to-Suit

Excellent Traffic Count in Established Midtown Submarket



Broad Ave.



Tillman St.

Site



Sam Cooper Blvd.



**2,200 ± SF Available**  
Expandable to 4,000 ± SF

Sam Cooper Blvd. at Tillman St.  
Memphis, TN 38104

- Desirable Midtown Submarket
- Strong Surrounding Demographics
- Area has Dense Residential Rooftops
- Established Retail & Commercial Activity
- Extreme Visibility with Affluent Traffic
- High Traffic Counts - 55,155 ADTC

Close Proximity To . . .

- Overton Park
- Memphis Zoo
- Broad Avenue Arts District
- University of Memphis
- Christian Brothers University
- Liberty Park
- Rhodes College



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**Subject Property is Surrounded by Planned & Exiting Structures**

- A. Bluff City Vascular - 11,000± SF Under Construction**
- B. Chase Bank - 2,875± SF**
- C. Ramblin' Joe's Coffee 1,000± SF**



**AREA Demographics - within 3 miles**

<p><b>Total Population</b></p> <p><b>60,295±</b></p>	<p><b>Total Households</b></p> <p><b>27,997±</b></p>	<p><b>Average Home Value</b></p> <p><b>\$337,980±</b></p>	<p><b>Average HH Income</b></p> <p><b>\$92,162±</b></p>	<p><b>Total Businesses</b></p> <p><b>2,266±</b></p>
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