

Office For Sale



Crye-Leike Commercial

6525 Quail Hollow Memphis, TN 38120 | 901-758-5670

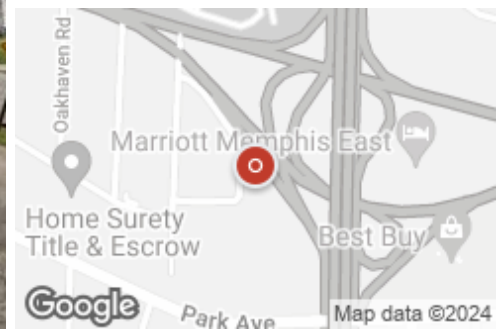
Medical Dental Redevelopment Opportunity

Office For Sale

Prepared on August 02, 2024

1086 Rex Road, Memphis, TN, 38119

1 of 1 Listings



Listing Details | Office For Sale

Suite	1
Total Available Space	4,316 SF
Asking Price	\$710,000
Listing Price Per SF	\$164.50
Cap Rate (Actual)	-
Show Instructions	Call broker
Vacant	No

Available Date	Now
Days On Market	72 days
Date Listed	5/22/2024
Last Modified	8/02/2024
Listing ID	40429734
Owner Occupied	Yes
Parking Spaces	-

Description

Crye-Leike Commercial is pleased to present 1086 Rex Road for sale. Nestled in the heart of East Memphis, just off the bustling Poplar Avenue, this exquisite two-story property presents a rare opportunity for a medical/dental redevelopment or a turn-key salon for beauty professionals and investors alike. Boasting 4,316 square feet with ample plumbing in place, transforming a salon property into a state-of-the-art medical or dental space offers the right group an opportunity to breathe new life into an existing structure while meeting the growing demand for healthcare services. Great attention to detail has been given to the interiors making it easy to develop into a welcoming atmosphere for patients and staff alike. This redevelopment harmoniously blends functionality and design, converting the salon into a vibrant, efficient, and patient-centric medical or dental facility in the heart of East Memphis. Schedule a tour today! 901.758-5670 901.262.2055

Property Features

Location Details

Address	1086 Rex Road, Memphis, TN, 38119
Zoning	OG
County	Shelby

Parcels	056064 00026
Name	1086 W Rex Rd

Building Details

Sub Type	Freestanding
Building Status	Existing
Building Size	4,316 SF
Land Size	0.48 Acres / 20,814 SF
Number of Buildings	1
Number of Floors	1
Year Built/Renovated	1955, 1985

Primary Constr. Type	Masonry
Occupancy Type	Single Tenant
Parking Spaces	-
Parking Ratio	-
Floor Size	3,137 SF
Natural Gas	Yes

Owner Contact Information

Legal Owner

1086 W Rex Rd
MEMPHIS, TN 38119

True Owner

Not Available

Property Listings

1 Listing | 4,316 SF | \$710,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Office	1	4,316 SF	\$710,000	Now

Additional Photos























Contact



Eric Fuhrman, CCIM
901-758-5670
eric.fuhrman@crye-leike.com



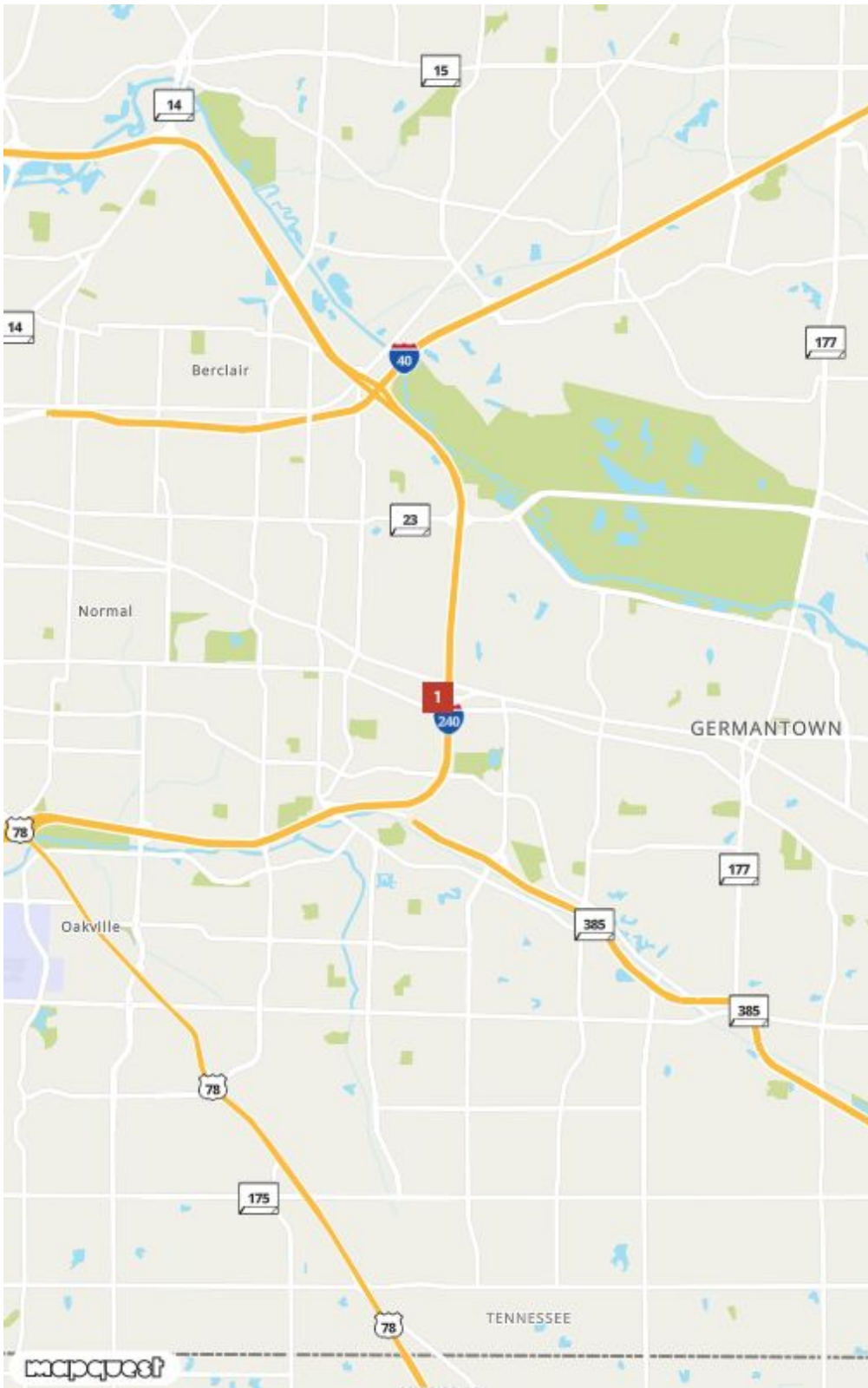
Crye-Leike Commercial

Report for 1086 W Rex Rd, Me...



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1



1086 W Rex Rd
Memphis, TN 38119



Eric Fuhman, CCIM
eric.fuhrman@crye-leike.com
901-758-5670

MOODY'S

1086 W Rex Rd



Crye-Leike Commercial

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**Parcel
Aerial**



1086 W Rex Rd

1086 W Rex Rd
Memphis, TN 38119

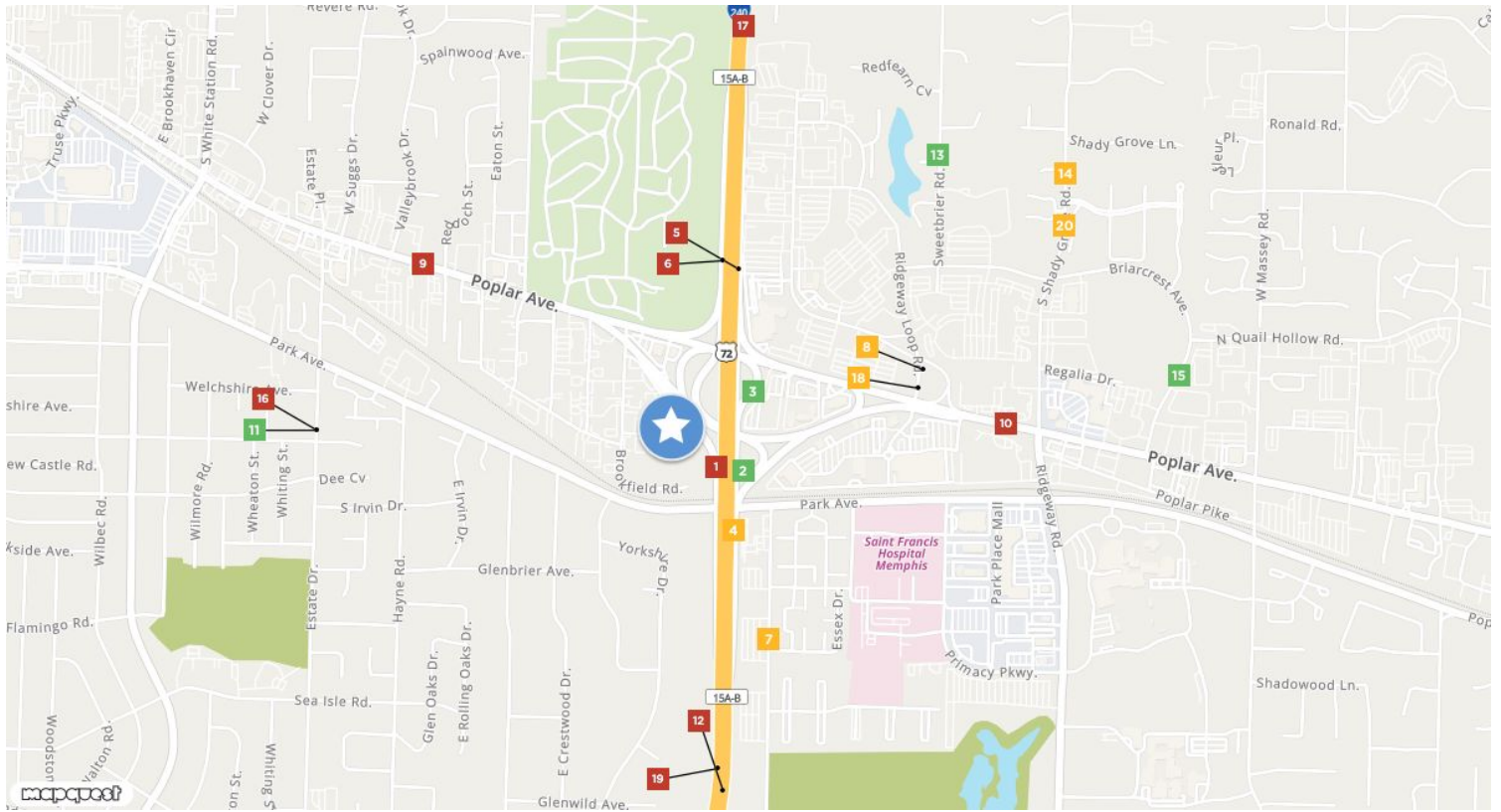


Eric Fuhrman, CCIM
eric.fuhrman@crye-leike.com
901-262-2055



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Traffic Counts



	1
I- 240	
Year: 2022	13,220
Year: 2021	13,691

	2
I- 240	
Year: 2022	3,295
Year: 2021	3,665
Year: 2020	3,121

	3
I- 240	
Year: 2022	4,147
Year: 2021	4,133

	4
I- 240	
Year: 2022	9,312
Year: 2021	14,120

	5
Ridgeway Center Pkwy	
Year: 2022	15,279
Year: 2021	16,077
Year: 2020	7,685

	6
Poplar Ave	
Year: 2022	16,517
Year: 2021	16,240
Year: 2020	11,155

	7
Lynnfield Road	
Ardwick Dr	
Year: 2022	6,014
Year: 2021	6,971
Year: 2020	3,780

	8
Poplar Ave	
Year: 2022	6,878
Year: 2021	7,409
Year: 2020	6,133

	9
Poplar Avenue	
Valleybrook Dr	
Year: 2022	38,809
Year: 2021	48,802
Year: 2020	40,399

	10
Poplar Avenue	
S Shady Grove Rd	
Year: 2022	50,142
Year: 2021	72,151
Year: 2020	59,728

	11
Estate Drive	
Wrens Roost Cir	
Year: 2022	4,912
Year: 1993	17,463

	12
Avron B Fogelman	
I- 240	
Year: 2022	169,668
Year: 2021	176,791
Year: 2020	133,163

	13
Sweetbriar Road	
Lake Tide Cove	
Year: 2022	4,439
Year: 2021	6,817
Year: 2020	4,295

	14
South Shady Grove Road	
Dovecote Ln	
Year: 2022	6,131
Year: 2021	9,177
Year: 2020	6,982

	15
Briarcrest Avenue	
Parking Lot	
Year: 2022	4,114
Year: 2021	6,755
Year: 2020	5,592

	16
ESTATE DR.	
Welchshire Ave	
Year: 2021	10,623
Year: 2020	8,794
Year: 2019	6,366

	17
10240	
Ridge Bend Rd	
Year: 2020	128,065
Year: 2019	148,395
Year: 2018	143,264

	18
Ridgeway Loop Rd	
Poplar Ave	
Year: 2014	8,999
Year: 2013	9,607
Year: 2012	9,709

	19
I- 240	
Quince Rd	
Year: 2014	132,675
Year: 2013	140,810
Year: 2012	142,617

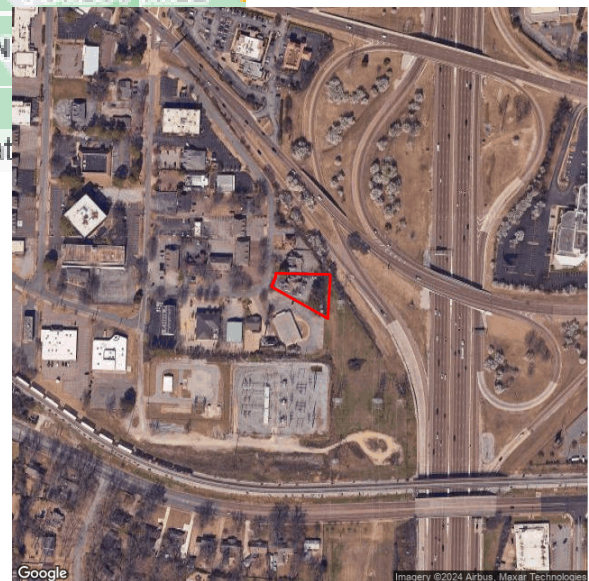
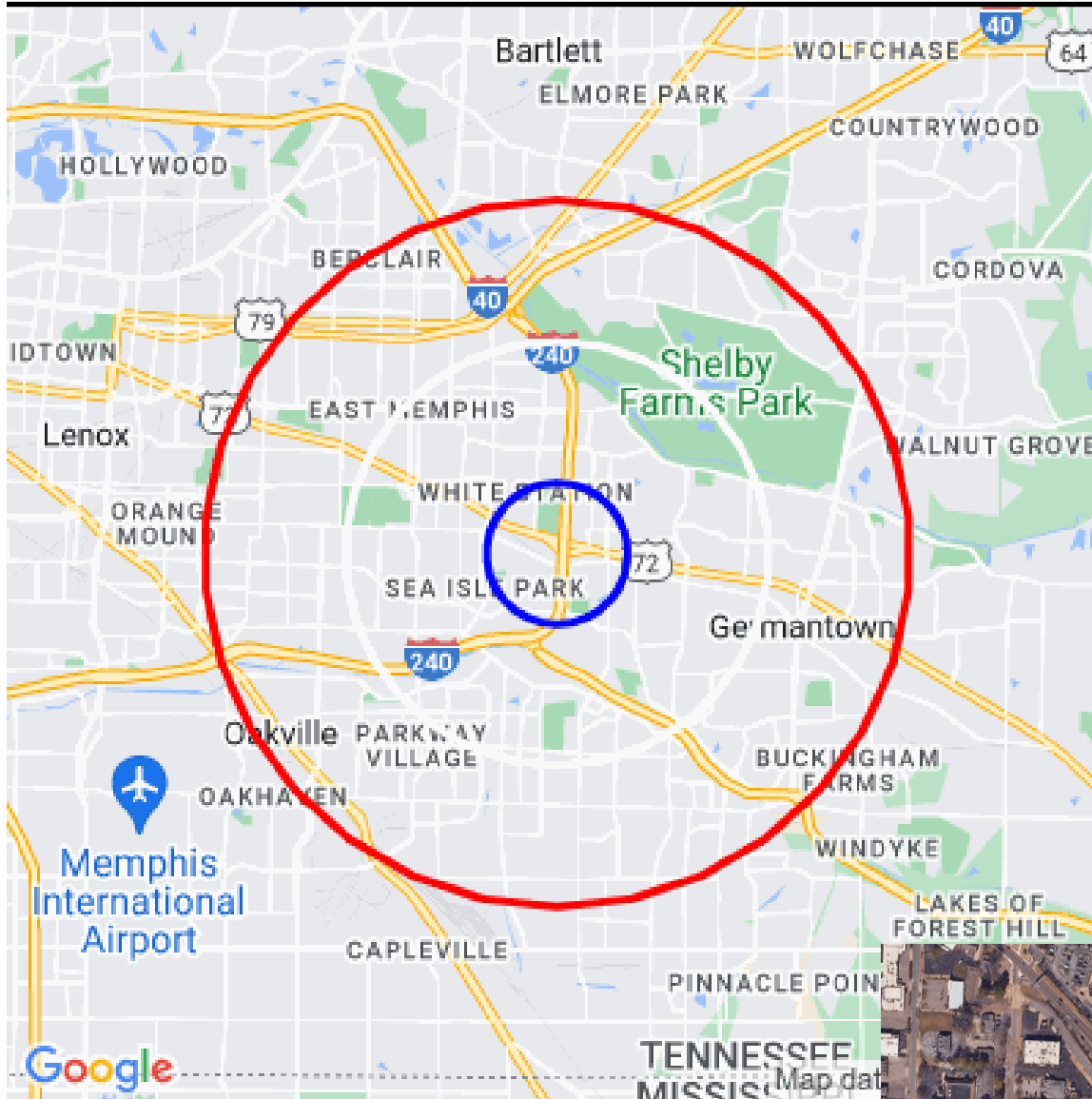
	20
S Shady Grove Rd	
Beau Pre Cir N	
Year: 2014	9,117
Year: 2013	8,430
Year: 2012	8,870



Eric Fuhrman, CCIM
 eric.fuhrman@crye-leike.com
 901-262-2055



Demographic Report



1086 W Rex Rd

Population

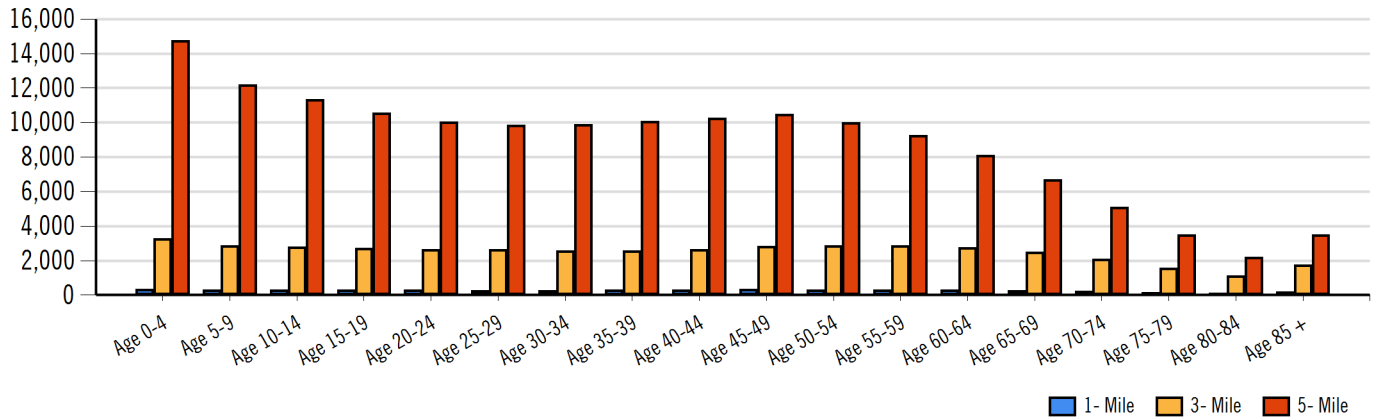
Distance	Male	Female	Total
1- Mile	2,415	2,671	5,086
3- Mile	21,624	23,626	45,250
5- Mile	77,066	80,920	157,987



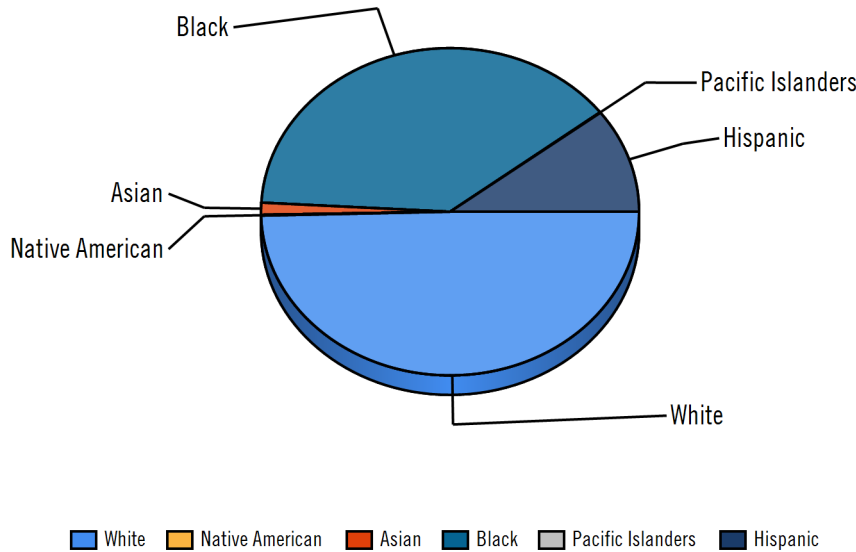
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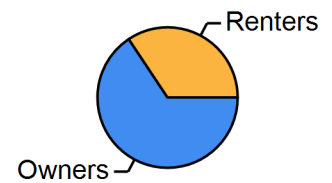
Population by Distance and Age (2020)



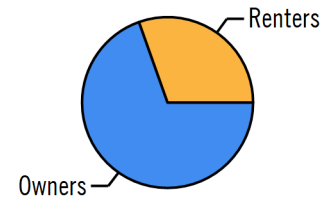
Ethnicity within 5 miles



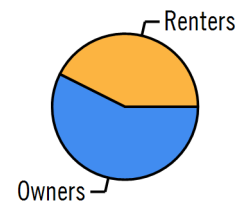
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

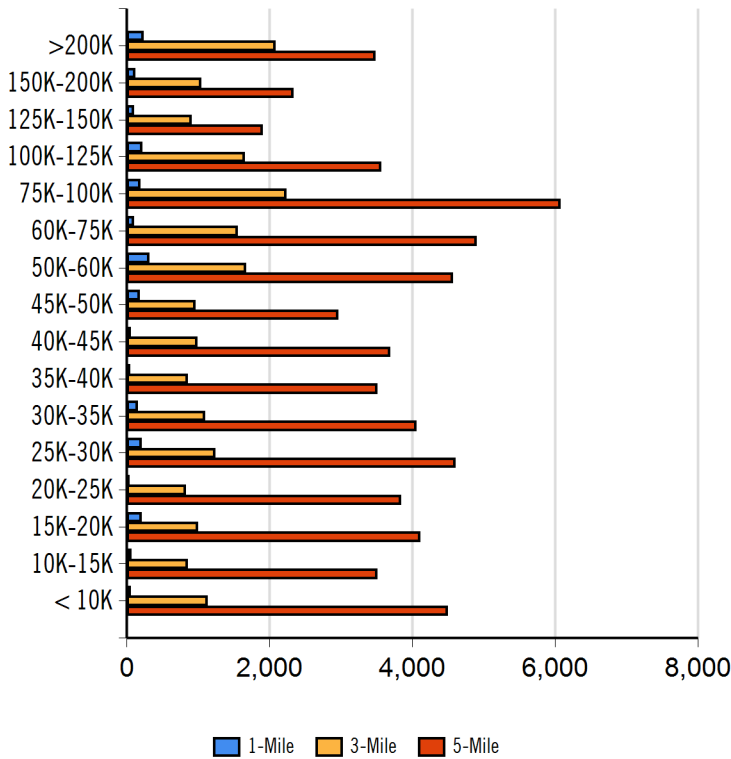
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,613	54	0.96 %
3-Mile	23,133	706	2.22 %
5-Mile	73,437	3,610	3.98 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	2	2	87	117	145	308	285	44	279	666	201	108	157
3-Mile	45	25	850	1,974	1,060	2,618	2,183	387	2,920	5,328	1,688	641	1,731
5-Mile	365	155	3,943	6,253	2,816	8,108	8,841	1,432	8,153	15,110	6,544	2,448	5,560

Household Income



Radius	Median Household Income
1-Mile	\$66,517.71
3-Mile	\$72,843.51
5-Mile	\$55,425.33

Radius	Average Household Income
1-Mile	\$81,967.14
3-Mile	\$82,097.67
5-Mile	\$62,362.87

Radius	Aggregate Household Income
1-Mile	\$178,323,926.56
3-Mile	\$1,658,379,099.61
5-Mile	\$3,980,188,607.18

Education

	1-Mile	3-mile	5-mile
Pop > 25	3,495	30,863	99,051
High School Grad	507	5,898	22,280
Some College	890	7,877	25,466
Associates	170	1,362	5,210
Bachelors	930	7,951	20,316
Masters	325	2,932	7,873
Prof. Degree	260	1,937	3,615
Doctorate	71	306	869

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	59 %	84 %	78 %
Teen's	46 %	70 %	87 %
Expensive Homes	12 %	94 %	58 %
Mobile Homes	1 %	1 %	2 %
New Homes	0 %	39 %	35 %
New Households	57 %	73 %	94 %
Military Households	0 %	9 %	16 %
Households with 4+ Cars	14 %	55 %	50 %
Public Transportation Users	1 %	7 %	13 %
Young Wealthy Households	133 %	97 %	94 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	114,861,455		1,024,691,912		2,803,799,314	
Average annual household	48,761		51,270		45,085	
Food	6,263	12.84 %	6,631	12.93 %	5,938	13.17 %
Food at home	3,919		4,234		3,913	
Cereals and bakery products	558		602		554	
Cereals and cereal products	198		214		198	
Bakery products	360		387		356	
Meats poultry fish and eggs	785		851		801	
Beef	185		198		186	
Pork	136		150		145	
Poultry	149		162		153	
Fish and seafood	130		140		130	
Eggs	61		67		64	
Dairy products	406		432		390	
Fruits and vegetables	796		858		784	
Fresh fruits	118		126		115	
Processed vegetables	147		162		152	
Sugar and other sweets	142		154		144	
Fats and oils	123		134		124	
Miscellaneous foods	731		791		732	
Nonalcoholic beverages	323		354		337	
Food away from home	2,343		2,396		2,025	
Alcoholic beverages	368		376		312	
Housing	17,028	34.92 %	18,223	35.54 %	16,538	36.68 %
Shelter	10,371		11,059		9,990	
Owned dwellings	6,439		6,696		5,714	
Mortgage interest and charges	3,270		3,376		2,838	
Property taxes	2,194		2,277		1,923	
Maintenance repairs	974		1,042		952	
Rented dwellings	2,904		3,356		3,495	
Other lodging	1,027		1,006		780	
Utilities fuels	3,759		4,142		3,924	
Natural gas	365		397		366	
Electricity	1,470		1,640		1,590	
Fuel oil	153		164		144	
Telephone services	1,166		1,283		1,212	
Water and other public services	603		657		609	
Household operations	1,227	2.52 %	1,273	2.48 %	1,097	2.43 %
Personal services	368		372		305	
Other household expenses	858		900		792	
Housekeeping supplies	594		628		565	
Laundry and cleaning supplies	150		164		153	
Other household products	349		367		326	
Postage and stationery	93		96		85	
Household furnishings	1,076		1,119		960	
Household textiles	81		84		71	
Furniture	277		275		219	
Floor coverings	33		32		26	
Major appliances	111		130		127	
Small appliances	94		98		87	
Miscellaneous	478		498		428	
Apparel and services	1,336	2.74 %	1,388	2.71 %	1,228	2.72 %
Men and boys	268		277		230	
Men 16 and over	220		230		189	
Boys 2 to 15	47		47		41	
Women and girls	487		506		451	



Eric Fuhrman, CCIM
 eric.fuhrman@crye-leike.com
 901-262-2055



Women 16 and over	427	437	380
Girls 2 to 15	60	68	70
Children under 2	84	92	88

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	114,861,455		1,024,691,912		2,803,799,314	
Average annual household	48,761		51,270		45,085	
Transportation	6,486	13.30 %	6,877	13.41 %	6,114	13.56 %
Vehicle purchases	1,597		1,641		1,357	
Cars and trucks new	869		868		688	
Cars and trucks used	694		734		637	
Gasoline and motor oil	1,930		2,110		1,979	
Other vehicle expenses	2,399		2,575		2,337	
Vehicle finance charges	160		172		153	
Maintenance and repairs	875		917		819	
Vehicle insurance	1,037		1,149		1,080	
Vehicle rental leases	326		335		283	
Public transportation	559		549		440	
Health care	3,551	7.28 %	3,823	7.46 %	3,431	7.61 %
Health insurance	2,305		2,506		2,287	
Medical services	761		802		680	
Drugs	363		385		350	
Medical supplies	121		128		113	
Entertainment	2,820	5.78 %	2,967	5.79 %	2,602	5.77 %
Fees and admissions	635		623		485	
Television radios	918		1,016		961	
Pets toys	1,043		1,085		944	
Personal care products	640		668		582	
Reading	58		59		51	
Education	1,581		1,533		1,197	
Tobacco products	333		381		387	
Miscellaneous	817	1.68 %	853	1.66 %	751	1.67 %
Cash contributions	1,228		1,350		1,213	
Personal insurance	6,245		6,136		4,735	
Life and other personal insurance	162		169		145	
Pensions and Social Security	6,082		5,966		4,590	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	3,654	4,066	-9.43 %	1,229	2,206	2,624	1,030	1,047
3-Mile	2020	24,971	27,245	-7.50 %	8,151	15,416	17,870	7,101	6,523
5-Mile	2020	71,699	71,516	0.56 %	22,288	44,524	40,435	31,264	14,741
1-Mile	2023	3,586	4,066	-11.13 %	1,213	2,154	2,576	1,010	1,190
3-Mile	2023	24,852	27,245	-7.66 %	8,094	15,351	17,793	7,059	7,257
5-Mile	2023	73,556	71,516	3.50 %	22,759	45,740	41,310	32,246	15,395