

# For Sale

## Daycare Building with Ample Parking



**For Sale \$150,000**  
**3,385 SF +/-**

**5421 Knight Arnold,  
Memphis, TN 38115**

- ❑ Current daycare layout, easily adaptable for office, retail, or service use.
- ❑ High-visibility location on Knight Arnold
- ❑ 14,903 Population with \$41,546 Avg HH income within 1 Mile.
- ❑ Convenient access to major roads and surrounding neighborhoods
- ❑ Zoned CMU-2
- ❑ Sold As Is, Where Is



**Disclaimer:** All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy of the information.



**Melanie Myers Bland**  
[melanie@myerscre.com](mailto:melanie@myerscre.com)  
901-761-5595 Office  
901-351-5595 Cell

**Chieristin Lawson**  
[Chieristin@myerscre.com](mailto:Chieristin@myerscre.com)  
901-761-5595 Office  
901-481-9524 Cell

773 E Brookhaven Circle  
Memphis, TN 38117

#288335 Licensed in TN  
#22327 Licensed in MS

