

**LINCOLN AMERICAN TOWER**

60 N MAIN ST



**PROPERTY DESCRIPTION**

2,600 SF Retail or Office Suite in a Historic Building in the heart of Downtown Memphis' Central Business District

**PROPERTY HIGHLIGHTS**

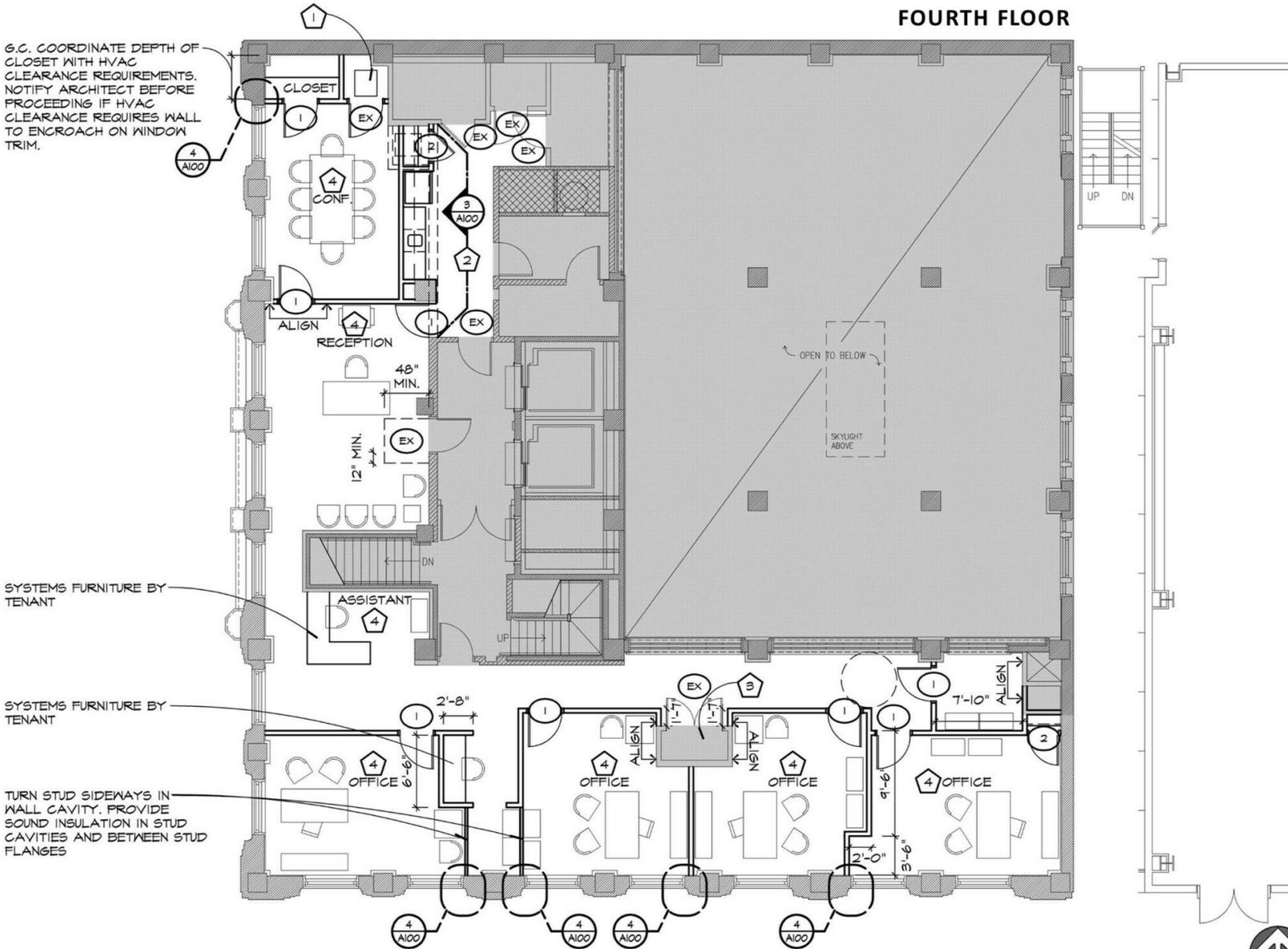
- Over \$230M in planned new development within 1 mile including brand new facility for Memphis' Brooks Museum of Art
- Adjacent to high profile \$270M redevelopment of 100 N. Main, an iconic Memphis landmark building
- Close proximity to multiple hotels and apartments, shopping, and restaurants
- Half a mile from recently completed convention center

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,362	19,411	36,474
Total Population	10,614	32,308	62,535
Average HH Income	\$69,180	\$57,354	\$54,606

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**FOURTH FLOOR**



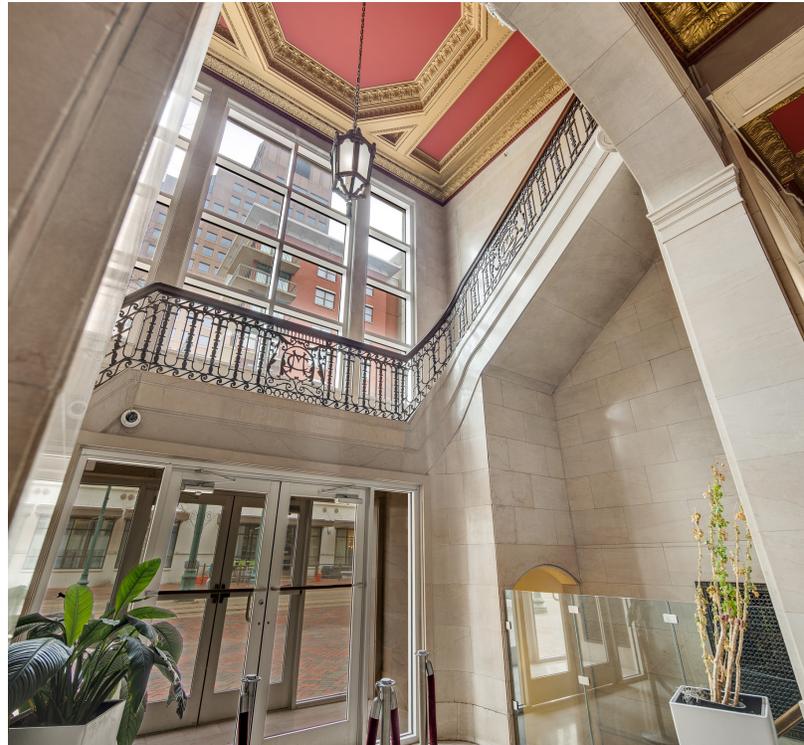
SUITE	TENANT NAME	SPACE SIZE
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Suite 401	Available	2,600 SF
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