

Getwell Road Land

FOR LEASE

4747 Getwell Rd
Memphis, TN 38118



BRADEN, BRADEN & BRADEN
COMMERCIAL REAL ESTATE

PROPERTY FEATURES

LAND SF	54,319
LAND ACRES	1.247
# OF PARCELS	2
ZONING TYPE	CMU-1
TOPOGRAPHY	Flat
LOT DIMENSION	Regular
CORNER LOCATION	Yes
TRAFFIC COUNTS	24350

NEIGHBORING PROPERTIES

NORTH	Resturants
SOUTH	IRS
EAST	Self-Storage
WEST	Residential

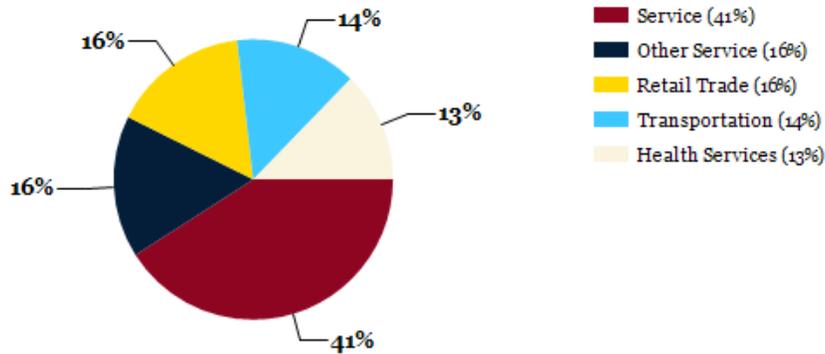
UTILITIES

WATER	City
ELECTRICITY / POWER	City
GAS / PROPANE	City

LOCATION SUMMARY

- This parcel of land is located in a vibrant area featuring a variety of commercial establishments, including fulfillment centers, warehouses, and government offices. Additionally, there are more than seven major franchise restaurants within walking distance of the property.
- Restaurants in the immediate trade area include McDonalds, Captain D's, Burger King, Taco Bell, Popeyes, Back Yard Burger, Pizza Hut and more!
- The immediate trade area features a range of businesses, including numerous fulfillment centers such as several Amazon facilities, as well as locations for Nike, TJ Maxx, and the Internal Revenue Service. The area also hosts multiple trucking companies, warehouses, and other related enterprises.
- North Mississippi, including Desoto County—Mississippi's fastest-growing county—is situated just half a mile from this property. Approximately 24,000 individuals travel past this location each day, and that number continues to increase. The sale includes 2 parcels of land

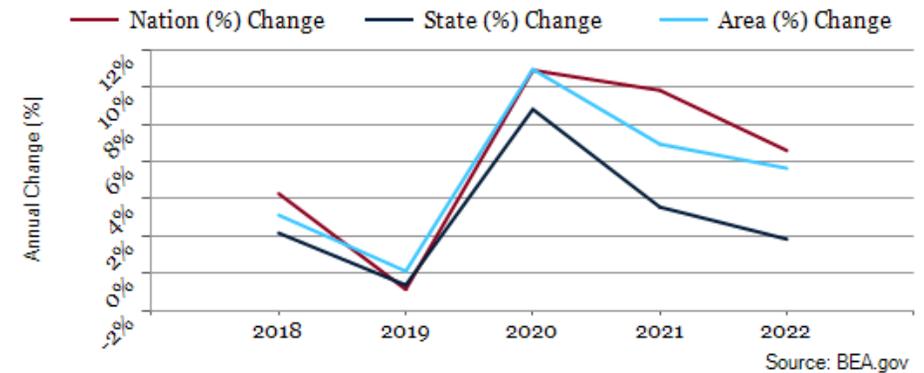
Major Industries by Employee Count

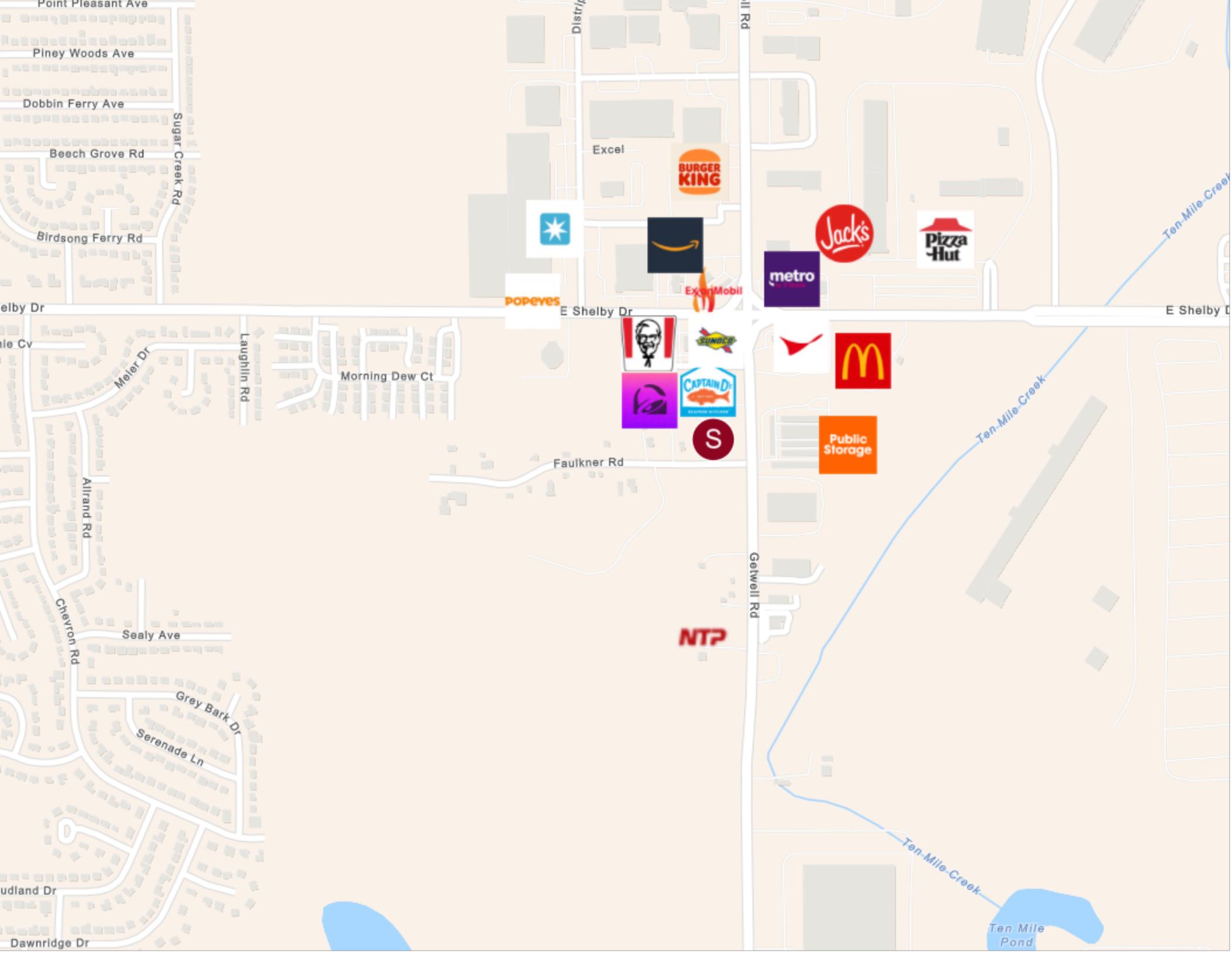


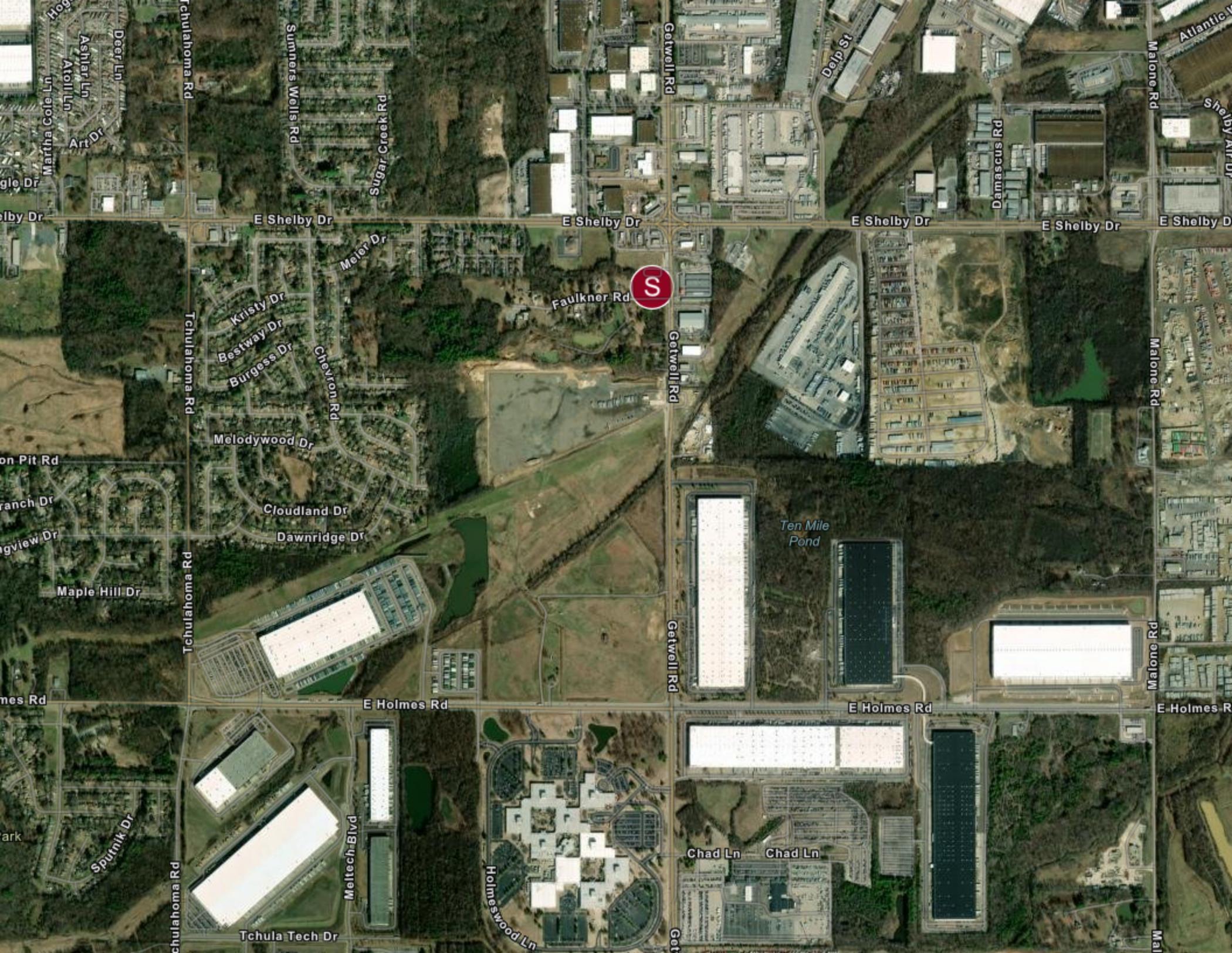
Largest Employers

Federal Express Corporation	35,000
United States Government	14,400
Shelby County Schools	14,000
Methodist Le Bonheur Healthcare	11,415
Baptist Memorial Healthcare Corp.	8,019
City of Memphis	7,900
Naval Support Activity Mid-South	7,500
Walmart	6,000

Shelby County GDP Trend







S

Ten Mile Pond

Tchulahoma Rd

E Shelby Dr

Faulkner Rd

Getwell Rd

E Shelby Dr

E Shelby Dr

Malone Rd

Melodywood Dr

Cloudland Dr

Dawnridge Dr

Tchulahoma Rd

E Holmes Rd

E Holmes Rd

E Holmes Rd

Tchula Tech Dr

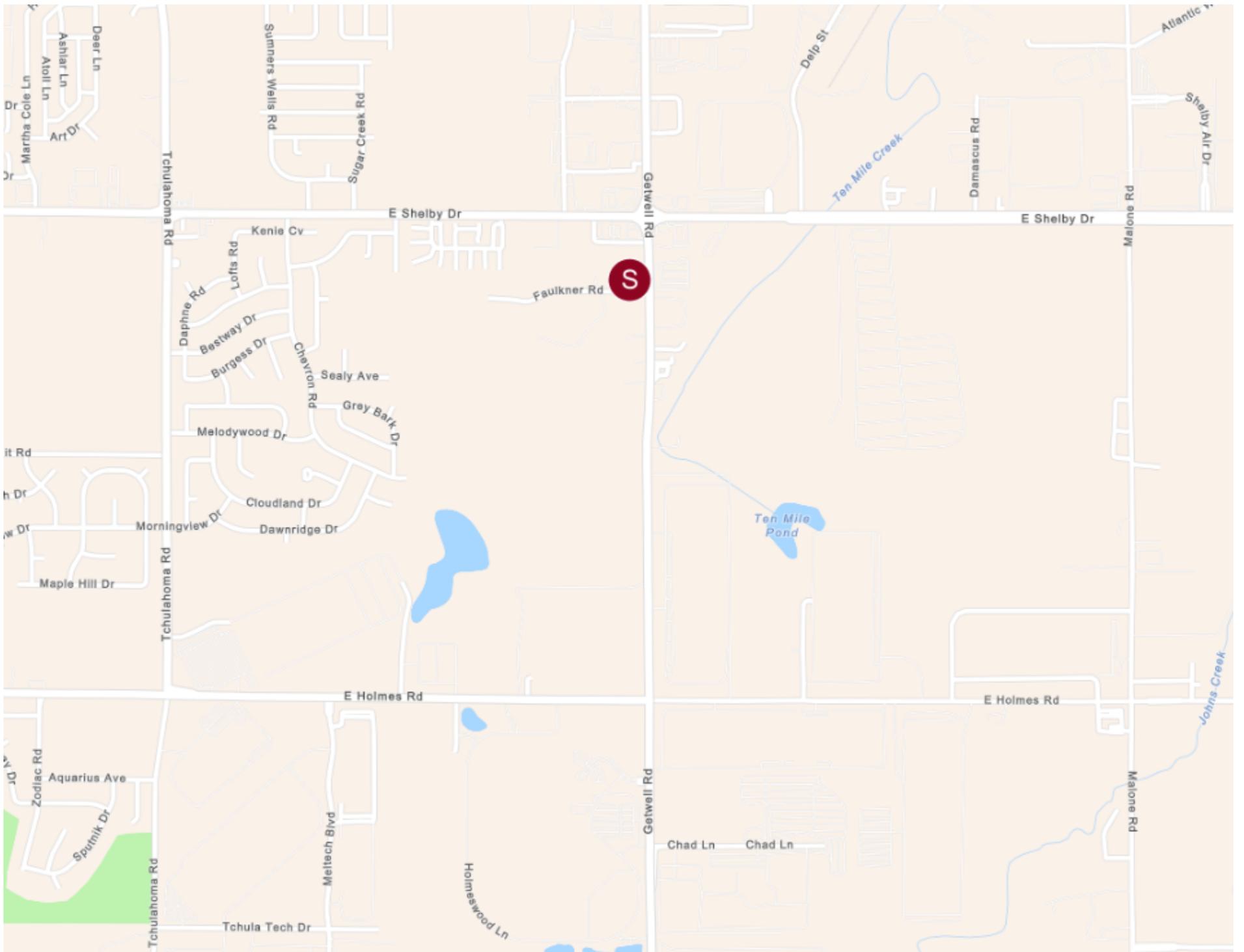
Meltech Blvd

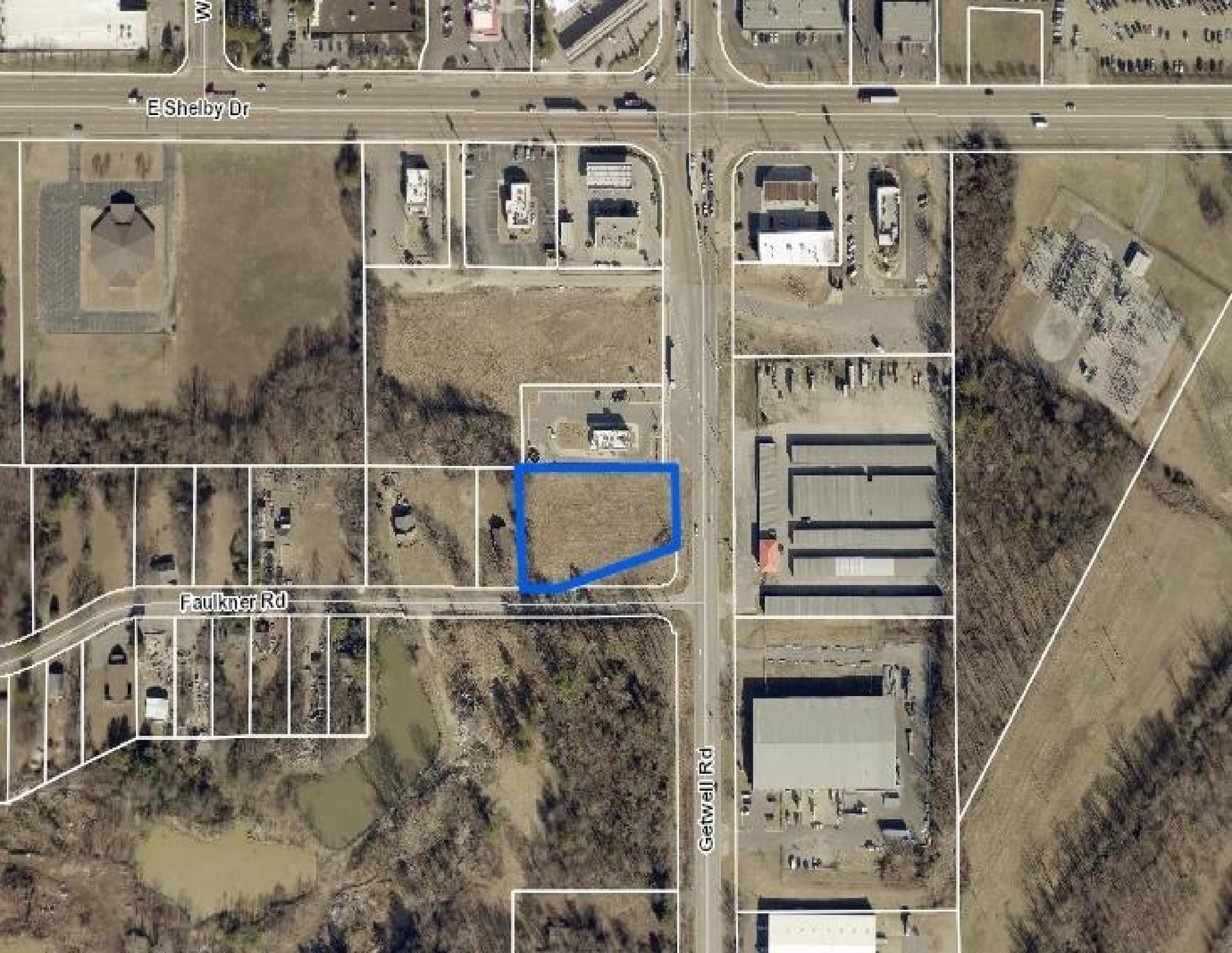
Holmeswood Ln

Chad Ln

Chad Ln

Malone Rd





E Shelby Dr

Faulkner Rd

Getwell Rd

W

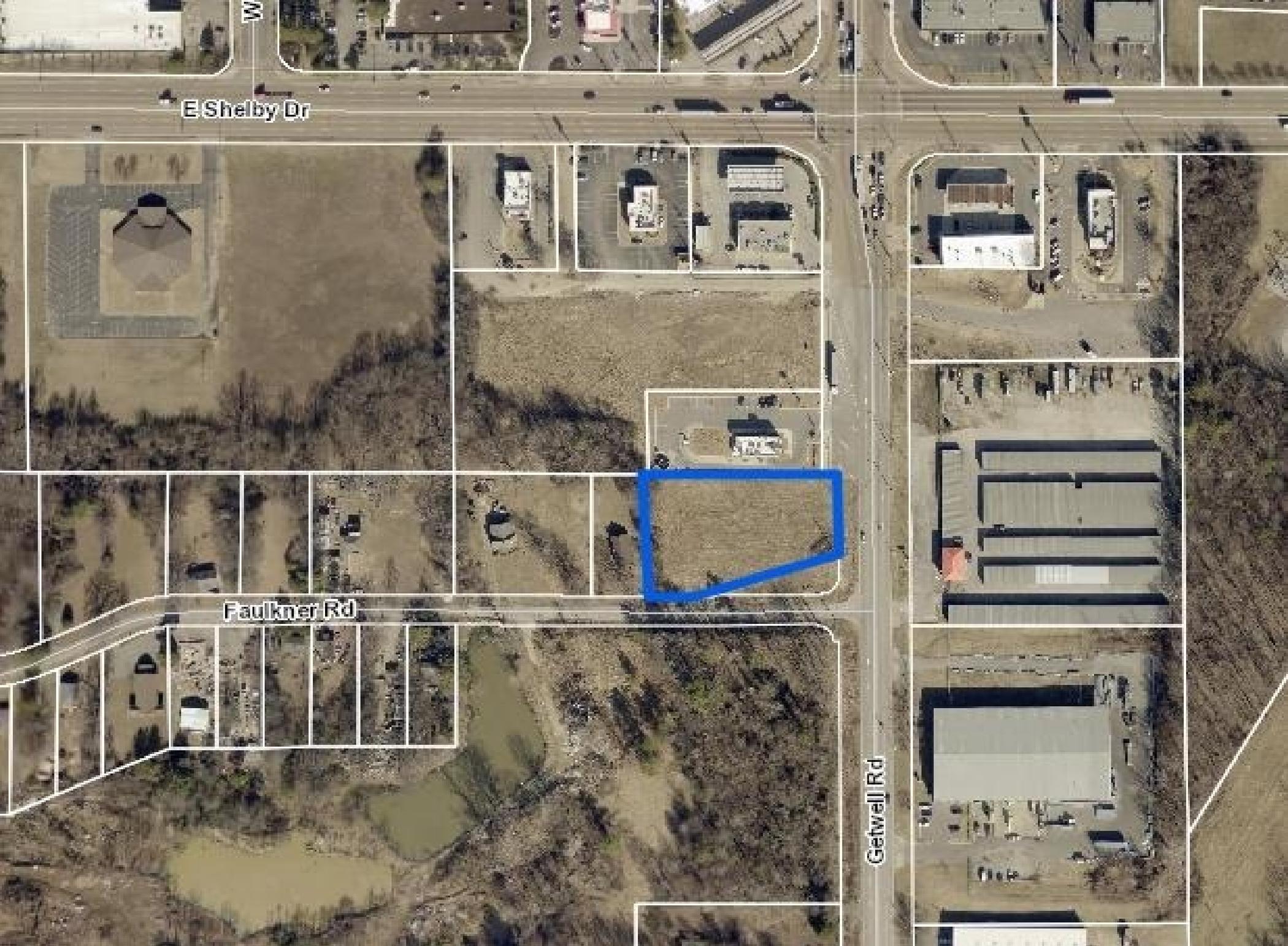












E Shelby Dr

W

Faulkner Rd

Getwell Rd



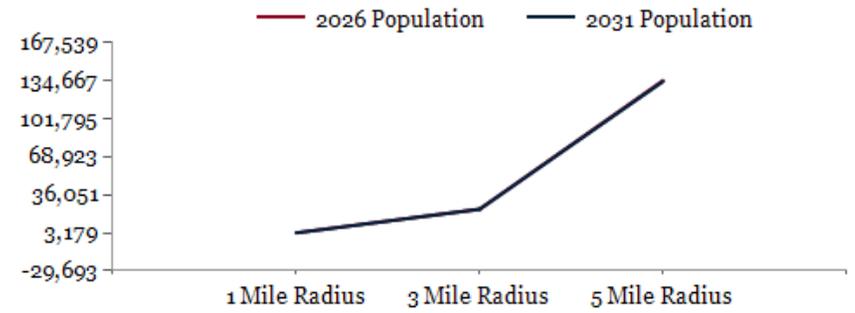
E Shelby Dr

Getwell Rd

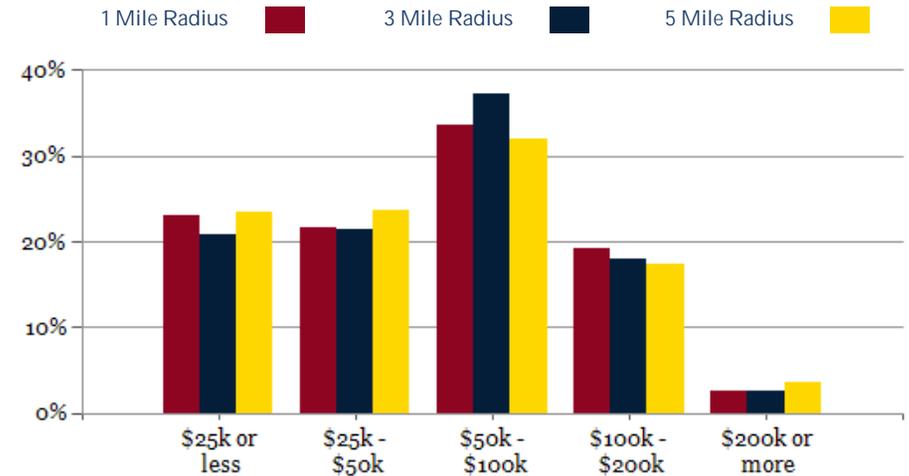
Faulkner Rd

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,047	24,345	143,249
2010 Population	3,479	22,775	134,940
2026 Population	3,277	23,695	134,667
2031 Population	3,179	23,575	133,924
2026 African American	2,949	16,213	93,785
2026 American Indian	7	126	706
2026 Asian	11	210	1,475
2026 Hispanic	211	4,093	17,812
2026 Other Race	168	3,200	13,342
2026 White	71	2,966	19,780
2026 Multiracial	71	968	5,524
2026-2031: Population: Growth Rate	-3.05%	-0.50%	-0.55%

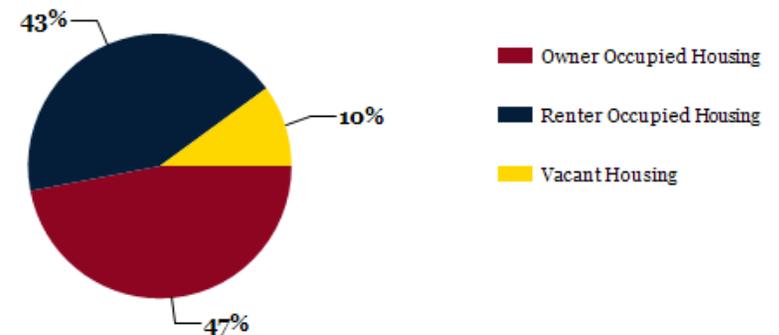
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	137	1,045	6,686
\$15,000-\$24,999	142	779	5,216
\$25,000-\$34,999	93	762	5,052
\$35,000-\$49,999	168	1,109	6,949
\$50,000-\$74,999	147	1,978	10,116
\$75,000-\$99,999	261	1,272	6,165
\$100,000-\$149,999	197	1,166	6,476
\$150,000-\$199,999	36	410	2,383
\$200,000 or greater	32	223	1,833
Median HH Income	\$57,033	\$57,235	\$52,773
Average HH Income	\$75,392	\$70,279	\$69,093



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

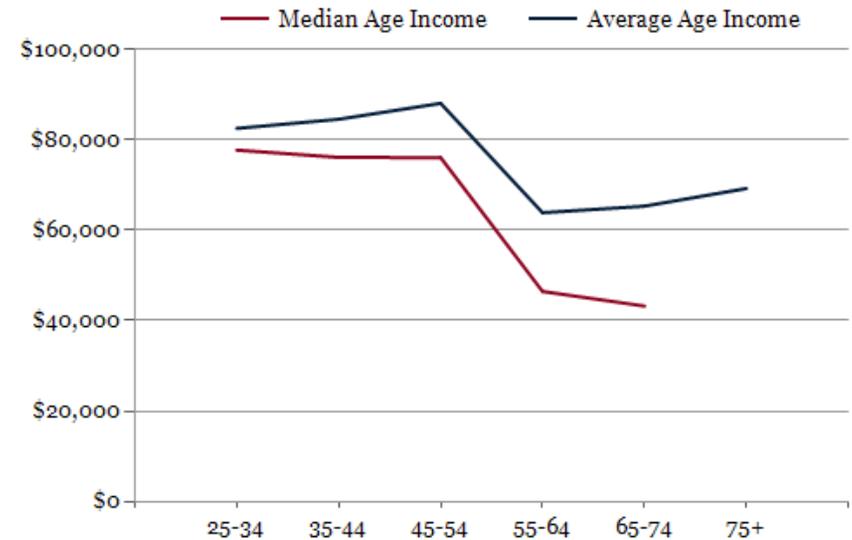
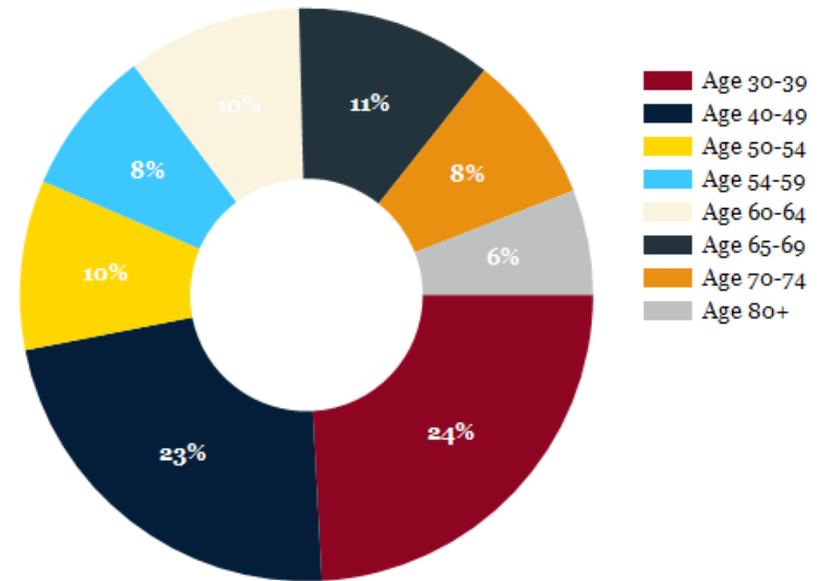


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	195	1,702	9,665
2026 Population Age 35-39	241	1,645	9,052
2026 Population Age 40-44	211	1,688	8,546
2026 Population Age 45-49	200	1,420	7,847
2026 Population Age 50-54	173	1,343	7,543
2026 Population Age 55-59	149	1,179	6,908
2026 Population Age 60-64	178	1,118	7,101
2026 Population Age 65-69	200	1,122	6,735
2026 Population Age 70-74	152	874	5,466
2026 Population Age 75-79	107	539	3,545
2026 Population Age 80-84	38	241	1,893
2026 Population Age 85+	21	150	1,284
2026 Population Age 18+	2,435	17,237	99,114
2026 Median Age	36	34	34
2031 Median Age	37	35	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,745	\$61,131	\$56,274
Average Household Income 25-34	\$82,544	\$71,410	\$69,637
Median Household Income 35-44	\$76,135	\$59,482	\$57,051
Average Household Income 35-44	\$84,577	\$73,729	\$75,508
Median Household Income 45-54	\$76,089	\$63,269	\$61,474
Average Household Income 45-54	\$88,090	\$78,732	\$79,539
Median Household Income 55-64	\$46,451	\$55,157	\$54,186
Average Household Income 55-64	\$63,889	\$69,497	\$72,022
Median Household Income 65-74	\$43,228	\$49,867	\$44,764
Average Household Income 65-74	\$65,341	\$66,009	\$61,130
Average Household Income 75+	\$69,248	\$62,328	\$54,802

Population By Age



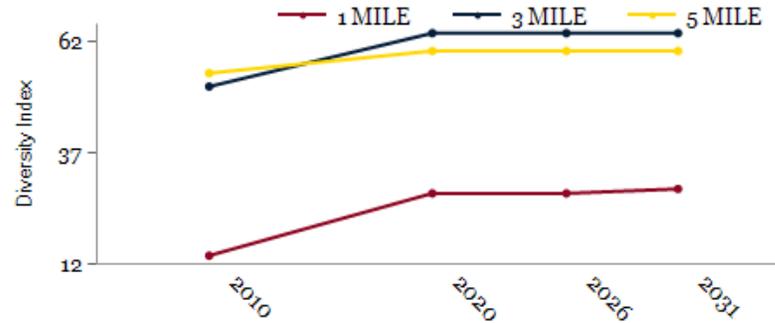
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	29	64	60
Diversity Index (current year)	29	64	60
Diversity Index (2020)	28	64	60
Diversity Index (2010)	14	52	55

POPULATION BY RACE



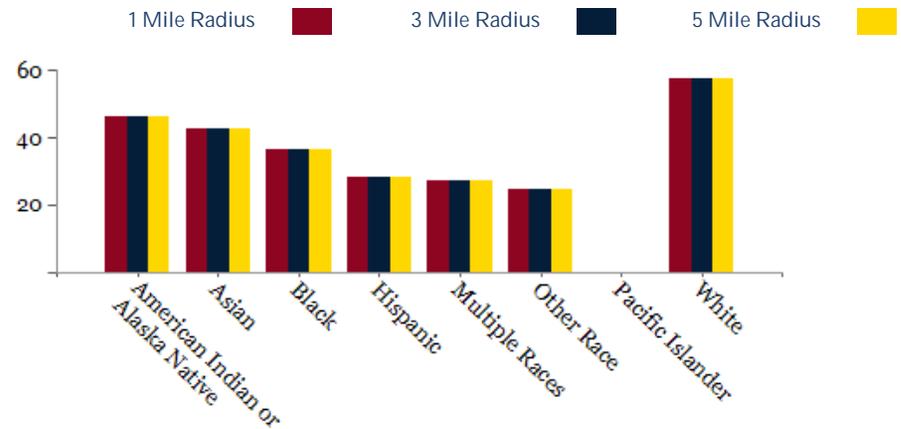
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	85%	58%	62%
American Indian	0%	0%	0%
Asian	0%	1%	1%
Hispanic	6%	15%	12%
Multiracial	2%	3%	4%
Other Race	5%	12%	9%
White	2%	11%	13%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	46	32	30
Median Asian Age	43	40	41
Median Black Age	37	33	34
Median Hispanic Age	28	27	26
Median Multiple Races Age	27	27	29
Median Other Race Age	24	26	26
Median Pacific Islander Age	0	49	46
Median White Age	58	47	49

2026 MEDIAN AGE BY RACE





BRADEN, BRADEN & BRADEN

COMMERCIAL REAL ESTATE

Ever existing is a general insecurity in real estate market stabilization, thus, our company has set itself the task of providing quality investment services for our clients and catalyzing strong economic assets for the communities in which we live and invest.

Braden, Braden & Braden is an established full-service real estate firm founded in 2003 and proudly originated and based in Memphis, TN. The company is the largest minority commercial real estate firm in the states of Tennessee, Mississippi, and Arkansas, as it is comprised of highly experienced and highly skilled brokers.

Braden, Braden & Braden's reputation is founded on the ability to deliver a wide range of commercial real estate investment services to long-time clients, corporate organizations, government entities, and high-value individuals in addition to individuals who are new to commercial real estate investing. More specifically, we are practiced in the acquisition and disposition of residential & commercial assets, commercial leasing, and analysis of financial, demographic, and market data. Our company is fully equipped to handle all deals within the scope of our services and the intention is to enable clients both local and nationwide to take advantage of our services, valuable strategies, and standard of eminence to accomplish all real-estate goals.

OUR MISSION STATEMENT

At Braden, Braden & Braden, our mission is to educate, encourage, and assist members of our community to secure quality investments. We provide our clients with advantageous property solutions, to encourage community development & expansion and to foster trusted, long-term relationships with our clients by maintaining our reputation as a premier, full-service commercial real estate brokerage firm. Our strategies are based on maximum exposure and optimal results for every deal. Licensed in Tennessee, Mississippi, and Arkansas.

OUR VISION

Alongside the mission we commit to our clients, the company operates under a vision of revolutionizing the “face” of the commercial real estate profession by developing and cultivating black real estate professionals, thereby increasing the number of minority individuals in a historically less diverse profession.



John C. Cornes, CCIM
CCIM / Affiliate Broker / CFO

John Cornes, CCIM earned a Bachelor of Business Administration with a concentration in Accounting from LeMoyne-Owen College, and has used that knowledge in various industries, including airline, medical and government. He is currently a Real Estate Affiliate Broker representing local and national buyers and sellers of real estate investment and personal properties.

John has been a licensed Affiliate Real Estate Broker since January 2008. He holds licenses in Tennessee and Mississippi and is a Multi-Million Dollar Club member of both states. His current focus is in commercial and residential representation. He has represented multi-family clients from 2 units to 300+ units, Office Buildings and Multi-Tenant Retail, and as an investor he renovates single family and multi-family properties for rent and sale.

He strongly believes in community involvement and has exhibited this through his fraternity, Alpha Phi Alpha, Fraternity, Inc., the Memphis City Schools Connect Mentoring Program and by annually volunteering for the National Civil Rights Museum and the Diggs Krauss Sickie Cell Walk. John was recognized as “Greek of the Year” by the Memphis Pan Hellenic Council and was nominated for the Commercial Appeal Community Service Jefferson Awards and CFO of the Year by the Memphis Business Journal.

John is the immediate-past President Frayser Community Development Corporation, a leading CDC in Memphis that owns 115 homes, commercial property and annually develops new construction, and the Freedom Preparatory Academy Charter School where he also serves as Treasurer, which he helped guide from one school to now one of the leading multi-state Charter school networks operating in Tennessee and Alabama.

John is also a current board member of the Memphis Metro CCIM chapter, National Pan-Hellenic Council – Memphis chapter, and is a former Board Member of Alpha Memphis Education Foundation and Trezevant High School Alumni Association

Getwell Road Land

*Exclusively Marketed By: Braden Braden and Braden LLC Real Estate Brokers;
Curtis L Braden Principle Broker*

John C. Cornes, CCIM

Braden, Braden & Braden
CCIM / Affiliate Broker / CFO
(901) 881-2070
jcornes@bbbcre.com
303183



www.bbbcre.com

powered by CREOP