

Downtown Retail

OFFERING MEMORANDUM

64 Front St
Memphis, TN 38103

Curtis Braden, CCIM
Braden, Braden & Braden
Principal Broker
(901) 881-2070 x102
cbraden@bbbcre.com
Lic: TN: 284224, MS19110, AR AB00069049

BBB
BRADEN, BRADEN & BRADEN
COMMERCIAL REAL ESTATE

Downtown Retail

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Exclusively Marketed By Curtis Braden, CCIM of Braden Braden & Braden LLC

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DOWNTOWN RETAIL

01 Executive Summary

Investment Summary

OFFERING SUMMARY	
ADDRESS	64 Front St Memphis TN 38103
COUNTY	Shelby
MARKET	Memphis
SUBMARKET	Downtown
GLA (SF)	7,500 SF
LAND ACRES	0.09
LAND SF	3,920 SF
YEAR BUILT	1875
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY	
PRICE	\$1,250,000
PRICE PSF	\$166.67

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	11,522	62,483	126,405
2024 Median HH Income	\$60,544	\$44,408	\$42,506
2024 Average HH Income	\$98,175	\$80,731	\$75,726

Investment Summary

- Prime Downtown Memphis Development Opportunity

Situated in the vibrant heart of downtown Memphis, this vacant building presents an exceptional investment opportunity across from the upcoming Memphis Brooks Museum. Offering captivating views of the Mississippi River and the iconic Memphis skyline this asset combines prime location with limitless potential for innovative use.

Ideal for developers, entrepreneurs, or visionary investors, this seventy-five hundred square feet property offers a versatile platform for a variety of highest and best use concepts including commercial, retail, creative live-work spaces, or mix-use developments. Its strategic positioning and scenic vista make it an attractive asset poised for substantial value appreciation.

Don't miss your chance to capitalize on this rare downtown Memphis opportunity-where history, culture, and growth intersect to create endless possibilities. Contact us today to explore how this property can elevate your portfolio.

DOWNTOWN RETAIL

02

Location

Location Summary

Locator Map

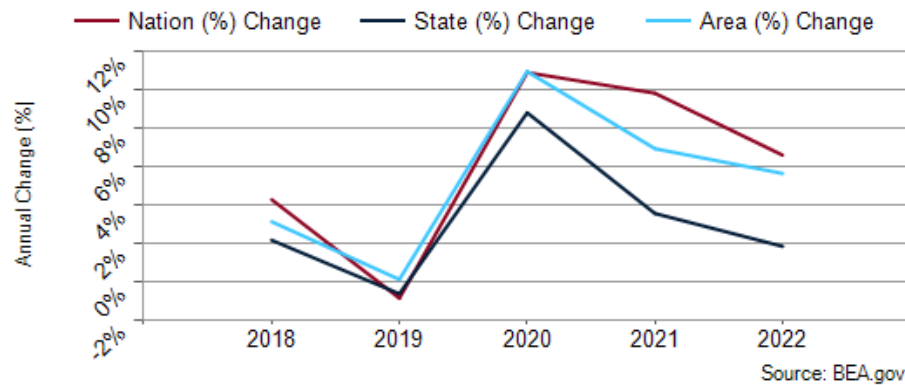
Regional Map

Aerial Map

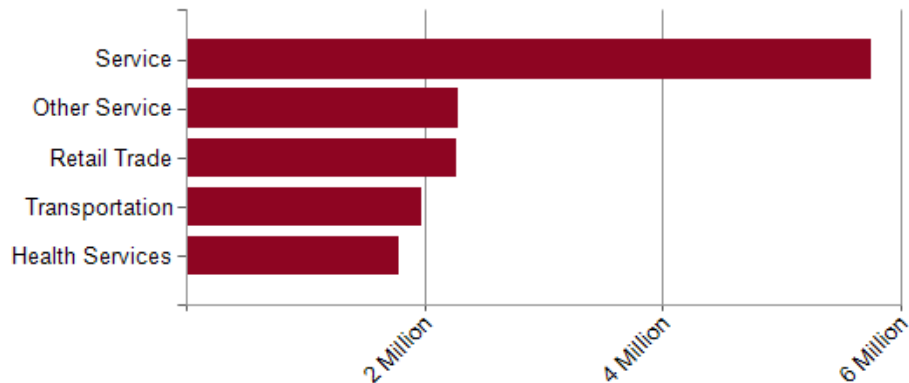
Location Summary

- 64 S Front Street is in a prime location. Not only is it in Downtown Memphis, but it is directly across the street from the newly built Brooks Museum. Tourists and locals will gravitate to this new amenity downtown. 64 S Front Street will see an increase in the foot traffic because the Brooks Museum and Beale Street are within walking distance from each other. Not only is this property near the newly built Brooks Museum and Beale Street, but it is also near Tom Lee Park, the FedEx Forum, and the Red Birds stadium making the property in the center of all things enjoyable in downtown Memphis.

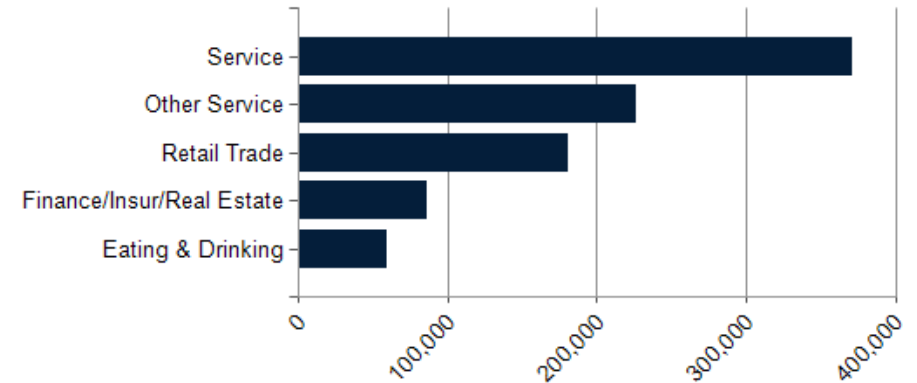
Shelby County GDP Trend



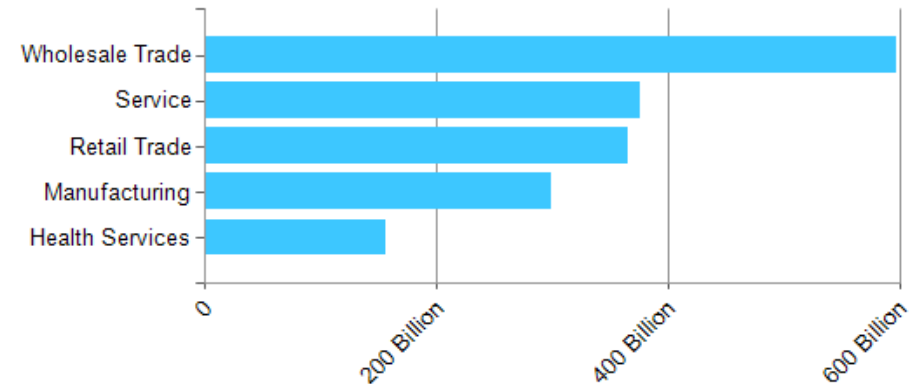
Major Industries by Employee Count

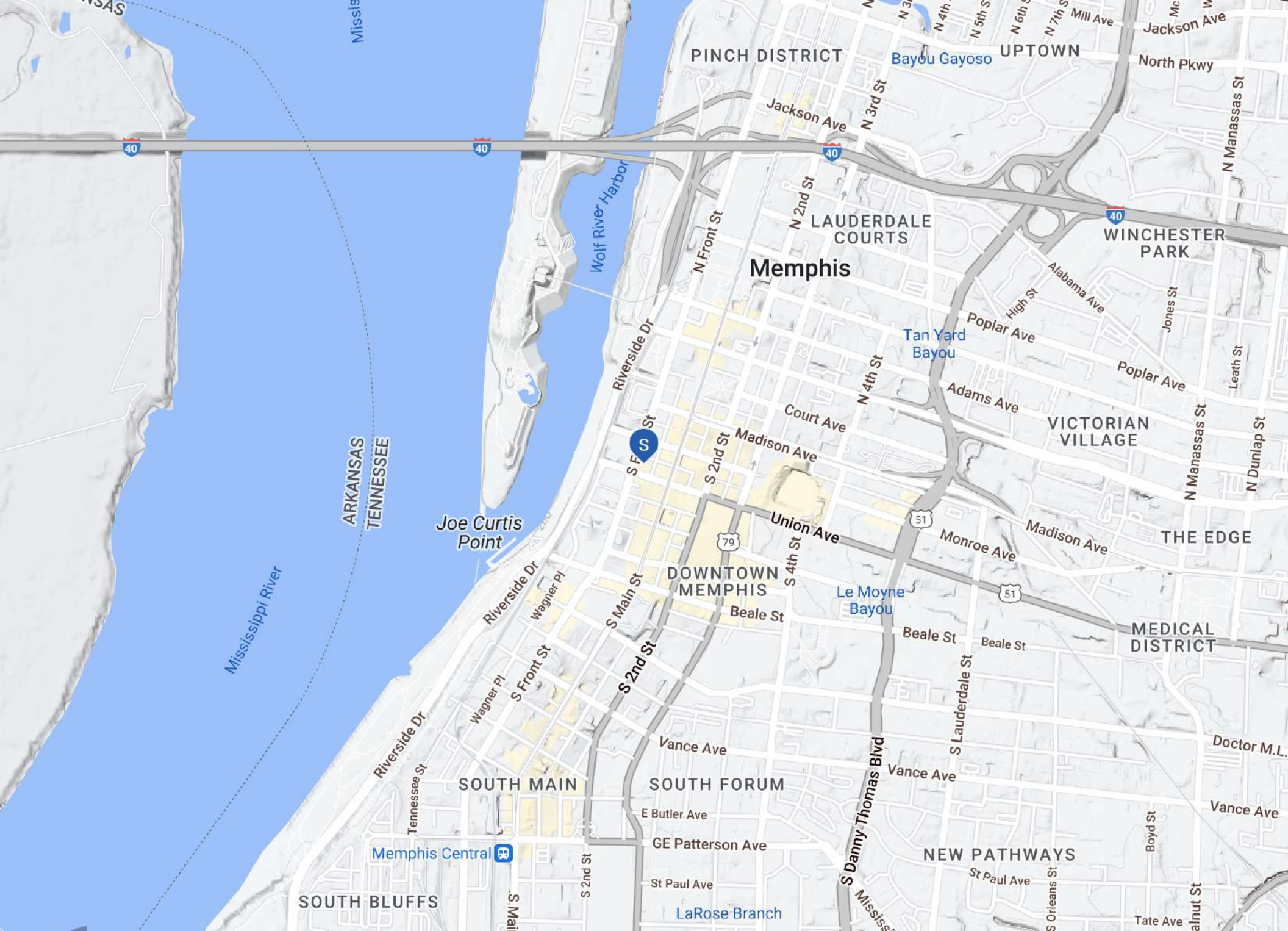


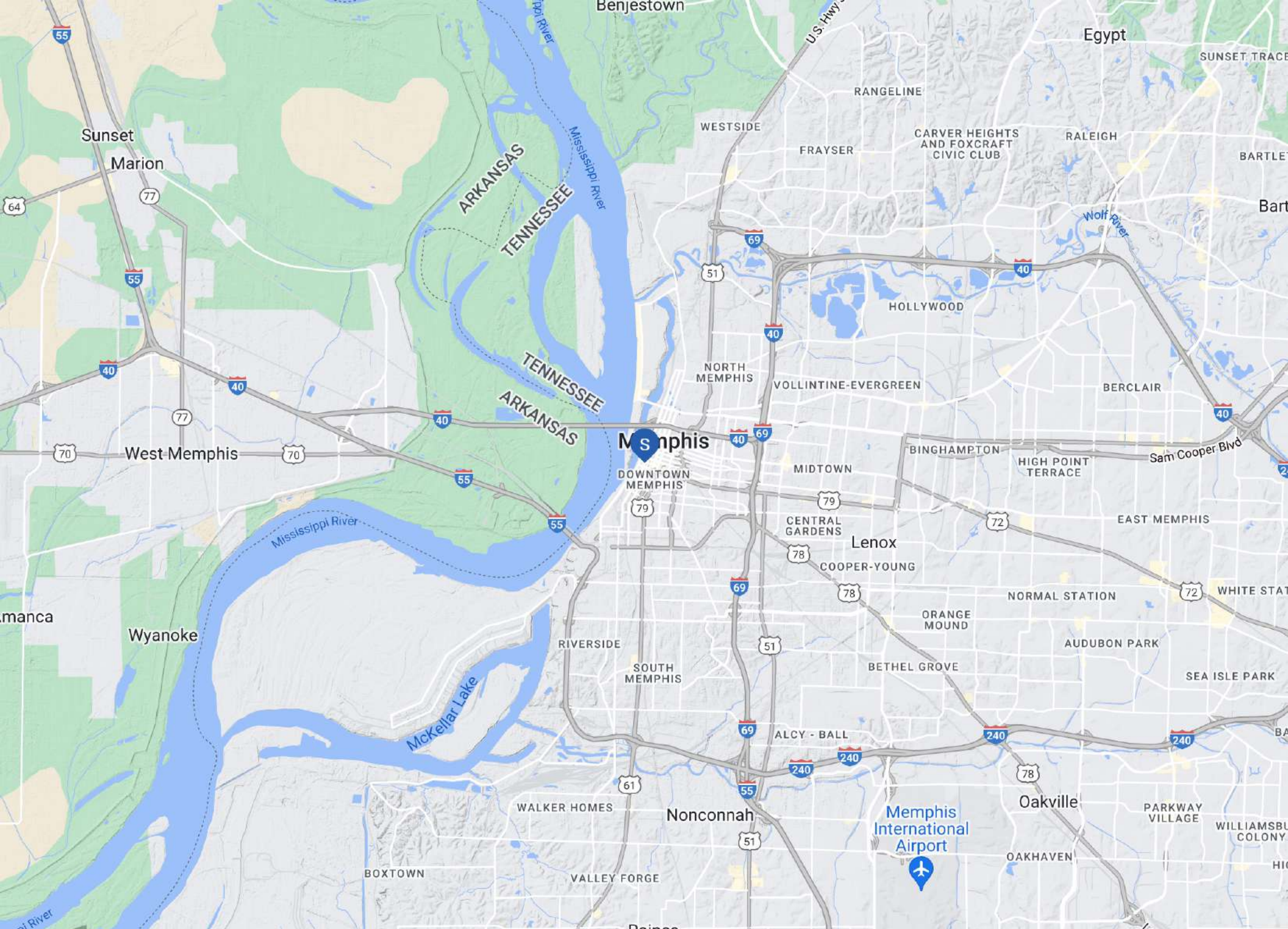
Major Industries by Business Count



Major Industries by Sales Amount









DOWNTOWN RETAIL

Property Description
Property Features

03

PROPERTY FEATURES

LAND SF	3,920
GLA (SF)	7,500
LAND ACRES	0.09
YEAR BUILT	1875
# OF PARCELS	1
ZONING TYPE	CBID
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1

NEIGHBORING PROPERTIES

NORTH	Retail/Office
SOUTH	Retail/Office
EAST	Retail/Office

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Brick
ROOF	Flat Commercial

DOWNTOWN RETAIL

04

Sale Comps

- Sale Comparables
- Sale Comparables Summary
- Sale Comparables Charts
- Sale Comparables Map

1



455 Union Ave
Memphis, TN 38103

BUILDING SF	7,771
LAND ACRES	0.76
YEAR BUILT	1966
SALE PRICE	\$1,500,000
PRICE PSF	\$193.03
CLOSING DATE	3/14/2025
DISTANCE	0.7 miles



2



634-636 Union Ave
Memphis, TN 38103

BUILDING SF	6,004
LAND SF	2,919
LAND ACRES	0.07
YEAR BUILT	1925
SALE PRICE	\$1,610,000
PRICE PSF	\$268.15
CLOSING DATE	3/27/2024
DISTANCE	0.9 miles

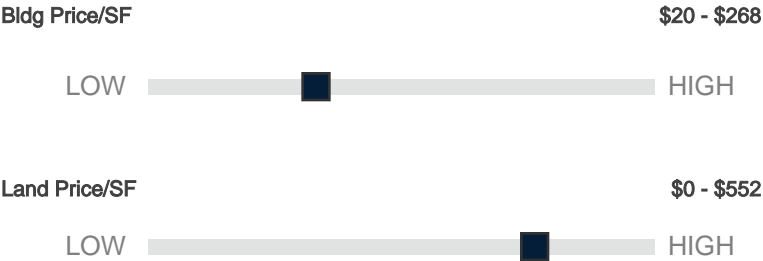


3



56 S Front St
Memphis, TN 38103

BUILDING SF	15,000
LAND SF	3,659
LAND ACRES	0.08
YEAR BUILT	1875
SALE PRICE	\$1,550,000
PRICE PSF	\$103.33
CLOSING DATE	1/10/2024
DISTANCE	16 ft

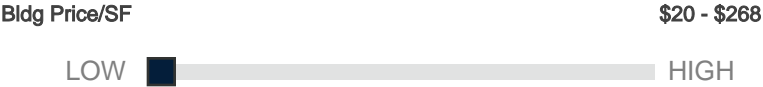


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71-73 Union Ave
Memphis, TN 38103

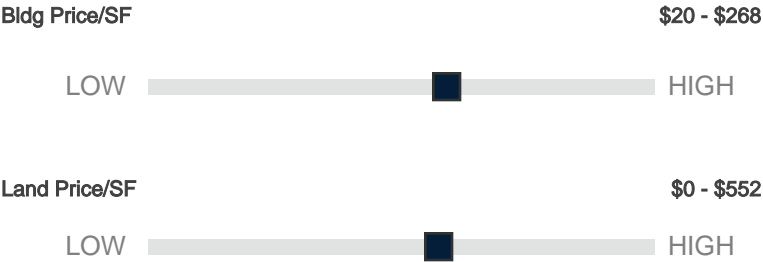
BUILDING SF	30,360
YEAR BUILT	1925
SALE PRICE	\$600,000
PRICE PSF	\$19.76
CLOSING DATE	10/20/2022
DAYS ON MARKET	171
DISTANCE	0.2 miles










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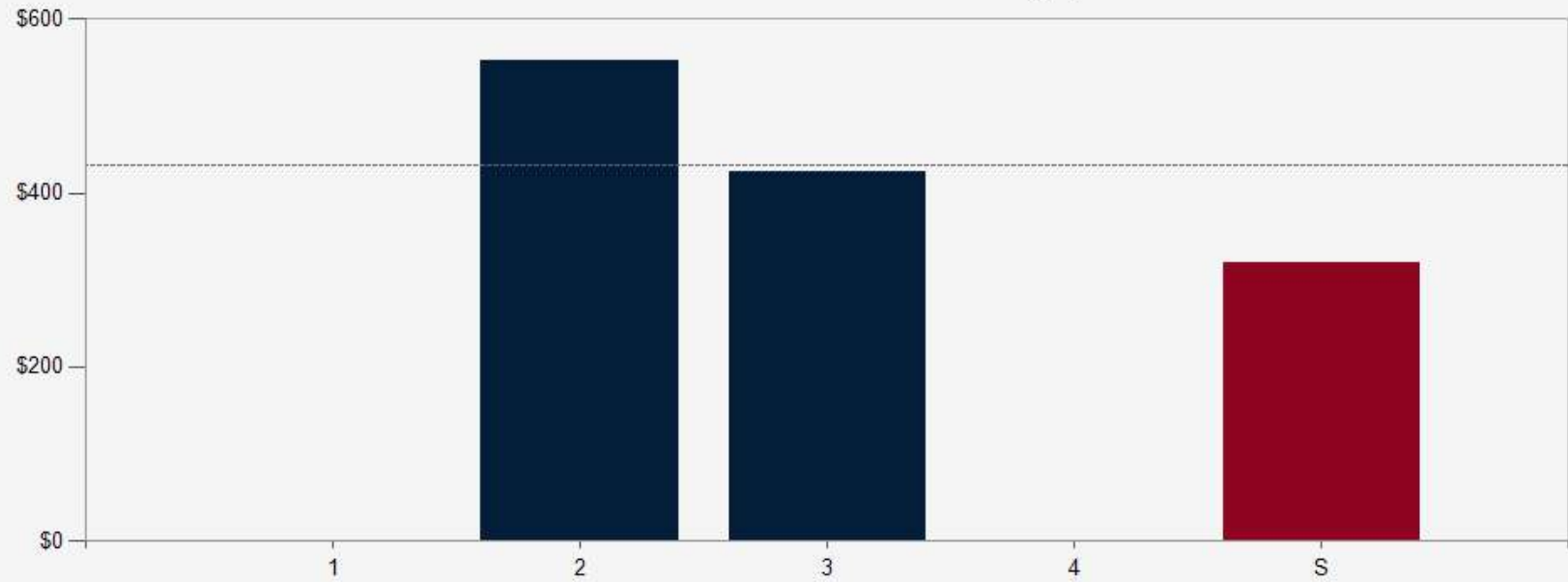
BUILDING SF	7,500
LAND SF	3,920
LAND ACRES	0.09
YEAR BUILT	1875
ASKING PRICE	\$1,250,000
PRICE PSF	\$166.67



	PROPERTY	BLDG SF	SALE PRICE	PSF	BUILT	CLOSE DATE	DISTANCE (mi)
1	 <p>455 Union Ave Memphis, TN 38103</p>	7,771	\$1,500,000	\$193.03	1966	3/14/2025	0.70
2	 <p>634-636 Union Ave Memphis, TN 38103</p>	6,004	\$1,610,000	\$268.15	1925	3/27/2024	0.90
3	 <p>56 S Front St Memphis, TN 38103</p>	15,000	\$1,550,000	\$103.33	1875	1/10/2024	0.00
4	 <p>71-73 Union Ave Memphis, TN 38103</p>	30,360	\$600,000	\$19.76	1925	10/20/2022	0.20
	AVERAGES	14,784	\$1,315,000	\$146.07			
S	 <p>Downtown Retail 64 Front St Memphis, TN 38103</p>	7,500	\$1,250,000	\$166.67	1875		

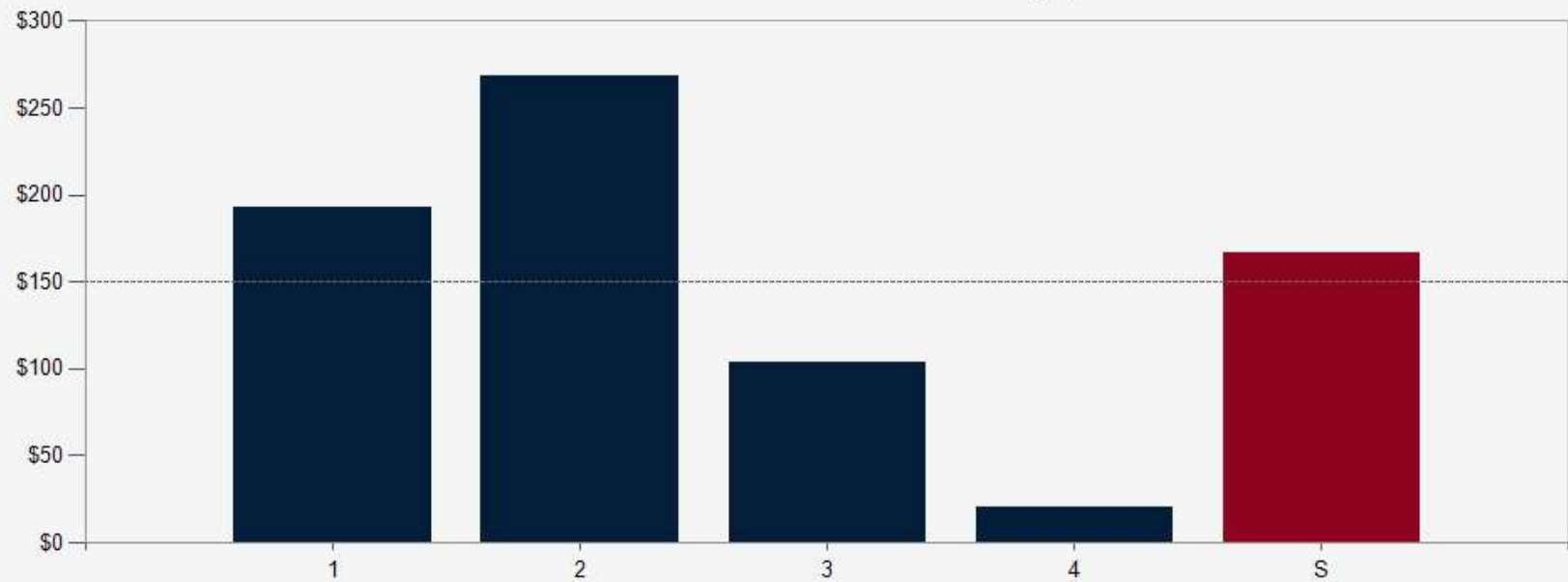
Land PSF

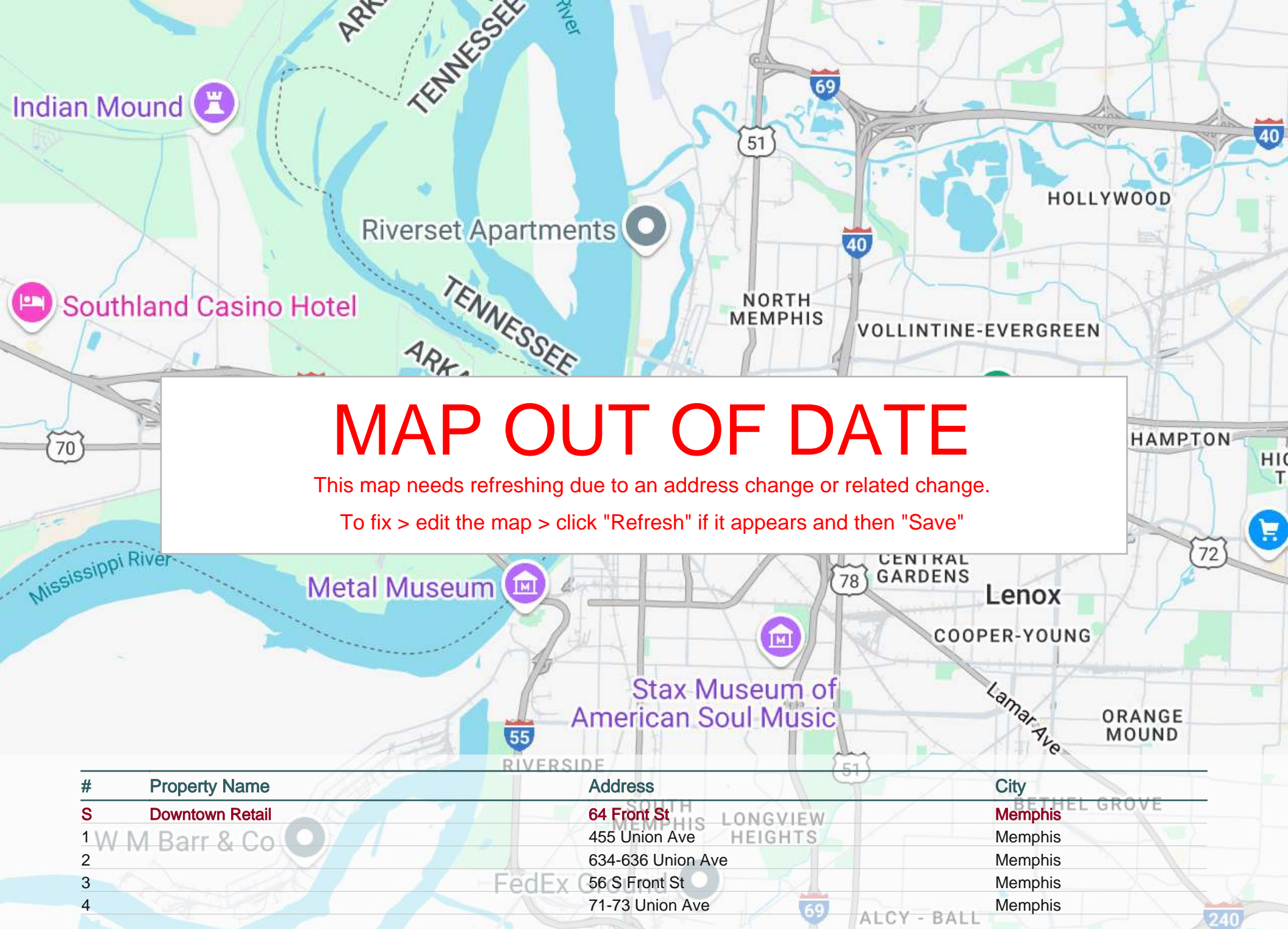
Average: \$431.35



Price/SF

Average: \$150.19





DOWNTOWN RETAIL

Demographics

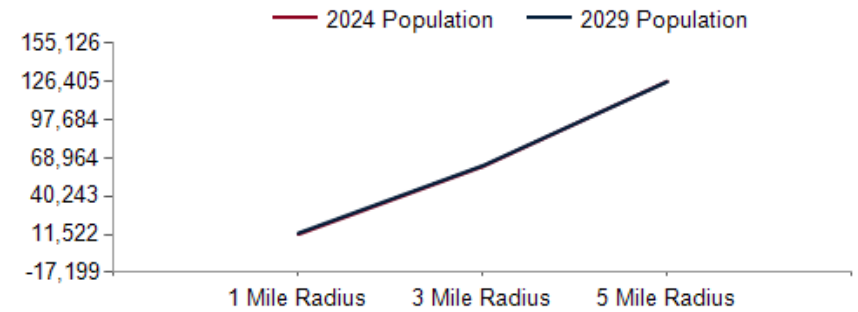
Demographics

05

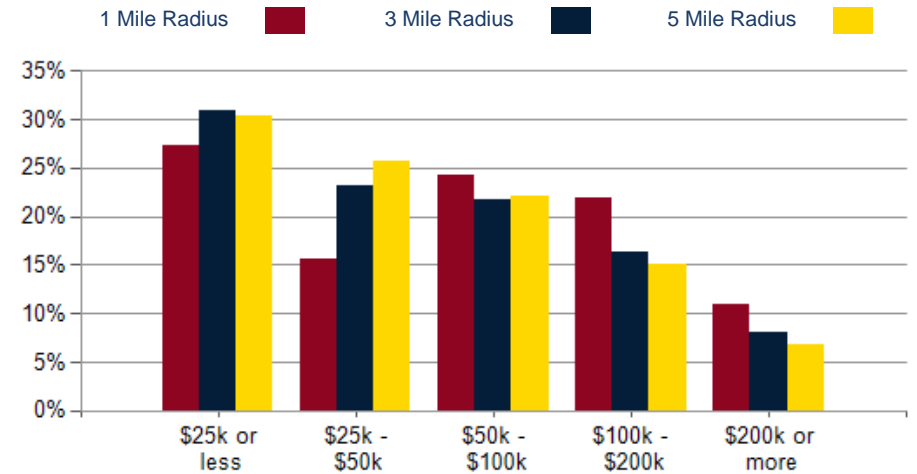
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,872	72,982	155,837
2010 Population	10,304	64,376	135,354
2024 Population	11,522	62,483	126,405
2029 Population	12,437	63,074	126,126
2024-2029: Population: Growth Rate	7.70%	0.95%	-0.20%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,318	6,652	11,756
\$15,000-\$24,999	527	3,146	6,392
\$25,000-\$34,999	477	3,216	6,967
\$35,000-\$49,999	580	4,098	8,422
\$50,000-\$74,999	943	4,199	8,085
\$75,000-\$99,999	697	2,692	5,190
\$100,000-\$149,999	955	3,340	5,917
\$150,000-\$199,999	521	1,825	3,148
\$200,000 or greater	742	2,552	4,103
Median HH Income	\$60,544	\$44,408	\$42,506
Average HH Income	\$98,175	\$80,731	\$75,726

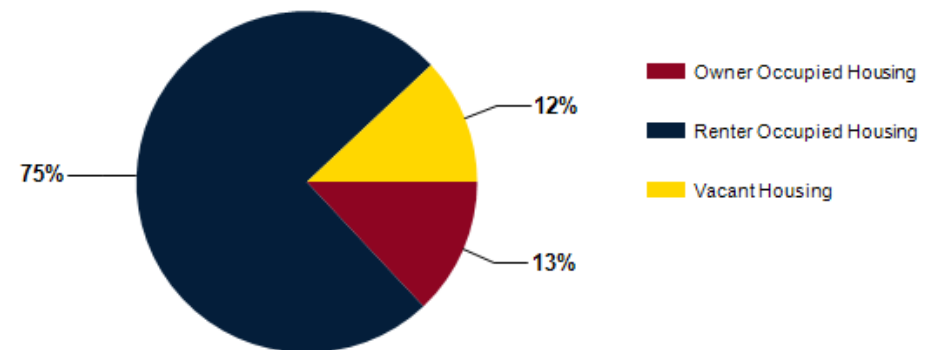
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,859	34,467	71,285
2010 Total Households	4,487	28,056	57,388
2024 Total Households	6,760	31,720	59,979
2029 Total Households	7,542	32,886	61,434
2024 Average Household Size	1.41	1.88	2.03
2024-2029: Households: Growth Rate	11.05%	3.60%	2.40%



2024 Household Income



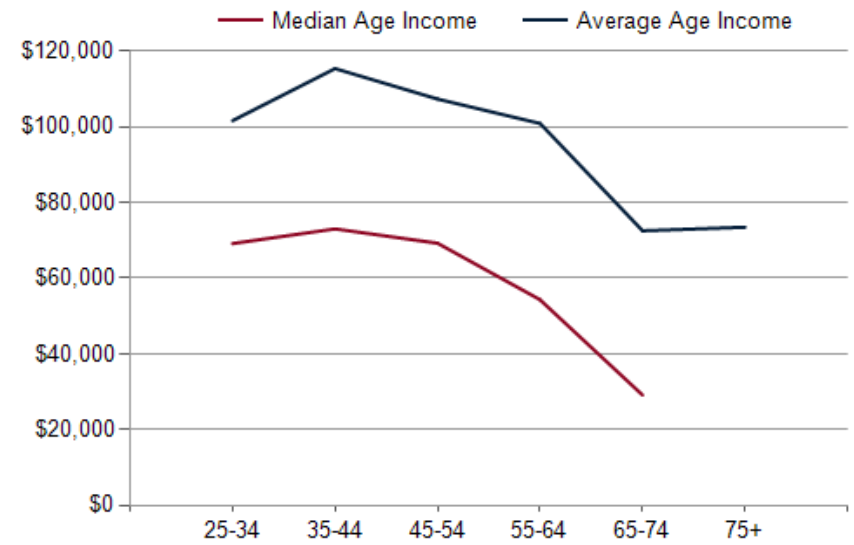
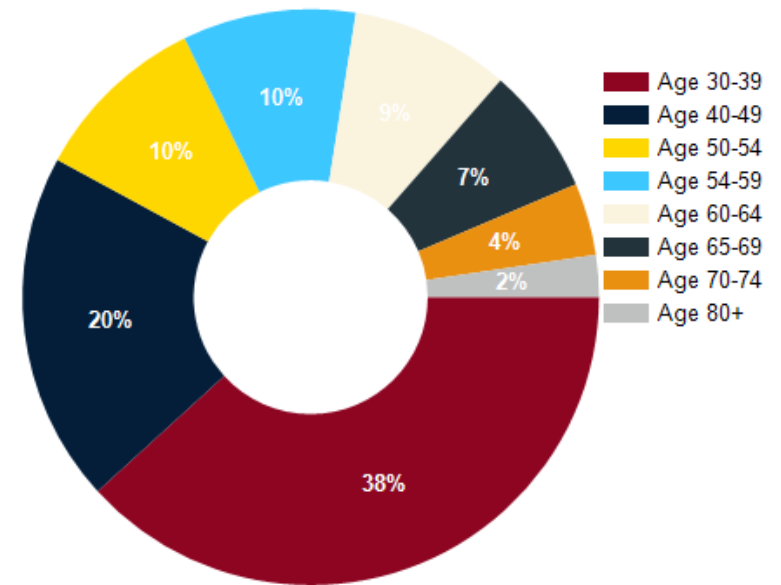
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,582	6,292	11,338
2024 Population Age 35-39	1,279	4,889	9,177
2024 Population Age 40-44	784	3,964	7,892
2024 Population Age 45-49	689	3,500	7,009
2024 Population Age 50-54	739	3,820	7,281
2024 Population Age 55-59	727	3,801	7,494
2024 Population Age 60-64	668	4,133	8,393
2024 Population Age 65-69	535	3,658	7,427
2024 Population Age 70-74	304	2,578	5,491
2024 Population Age 75-79	176	1,585	3,496
2024 Population Age 80-84	66	877	2,052
2024 Population Age 85+	45	809	2,124
2024 Population Age 18+	10,622	52,279	102,997
2024 Median Age	36	37	38
2029 Median Age	37	39	39

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,149	\$57,821	\$53,293
Average Household Income 25-34	\$101,631	\$89,470	\$83,260
Median Household Income 35-44	\$73,027	\$56,412	\$53,192
Average Household Income 35-44	\$115,393	\$98,557	\$91,915
Median Household Income 45-54	\$69,226	\$52,141	\$50,889
Average Household Income 45-54	\$107,349	\$92,761	\$88,122
Median Household Income 55-64	\$54,295	\$38,242	\$40,027
Average Household Income 55-64	\$100,892	\$78,583	\$74,892
Median Household Income 65-74	\$29,109	\$28,877	\$32,219
Average Household Income 65-74	\$72,533	\$59,391	\$59,061
Average Household Income 75+	\$73,481	\$52,619	\$52,276



DOWNTOWN RETAIL

Company Profile

Company Bio

Advisor Profile

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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.



Curtis Braden, CCIM
Principal Broker

Mr. Curtis Braden, CCIM is the Founder and CEO of Braden, Braden & Braden LLC which was established in March 2003. Curtis is a practiced professional in the research, acquisition, disposition, leasing, financing, developing and managing of commercial real estate.

With more than thirty years of experience in the real estate industry, Mr. Braden has closed hundreds of investment real estate transactions valued at over five hundred million dollars. Mr. Braden attended Southwest Community College and the University of Memphis majoring in Banking and Finance, Thereafter, he attained his Real Estate Certificate and founded Braden, Braden, & Braden, LLC., where he began a career developing respected relationships through exclusive representation of buyers, sellers, and owners throughout the Memphis area. Mr. Braden also built a respectable portfolio of real estate that included residential houses, apartments, retail strips, office buildings and land. In 2008, Mr. Braden expanded his company by partnering with Marcus & Millichap to offer his service throughout the United States and broaden his company platform.

Curtis Braden is the current immediate Past President of CCIM Memphis Chapter after serving as president of the chapter in 2023 and vice president in 2022. Curtis is also a member of the National Multi Housing Group and has achieved numerous awards and distinctions, including a multi-year Multi-Million Dollar Club Member and Commercial Pinnacle Club member as awarded by the Memphis Area Association of Realtors (MAAR), Top Office Broker for consecutive 10 years, SIA award, and Outstanding Performance in Sales & Investment Real Estate in 2017 and 2018. Mr. Braden is also a 2024 Graduate of Leadership MAAR.

Mr. Braden also serves his community through MOMU - Men of Memphis United and 100 Black Men of Memphis and he serves on the board of Memphis Orange Mound 3.0 as well as the 2022 board of the Memphis and Shelby County PAL. In addition, Mr. Braden currently serves as a board member for the Boys & Girls Club of Memphis.

Downtown Retail

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Braden, Braden & Braden and it should not be made available to any other person or entity without the written consent of Braden, Braden & Braden.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Braden, Braden & Braden. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Braden, Braden & Braden has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Braden, Braden & Braden has not verified, and will not verify, any of the information contained herein, nor has Braden, Braden & Braden conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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