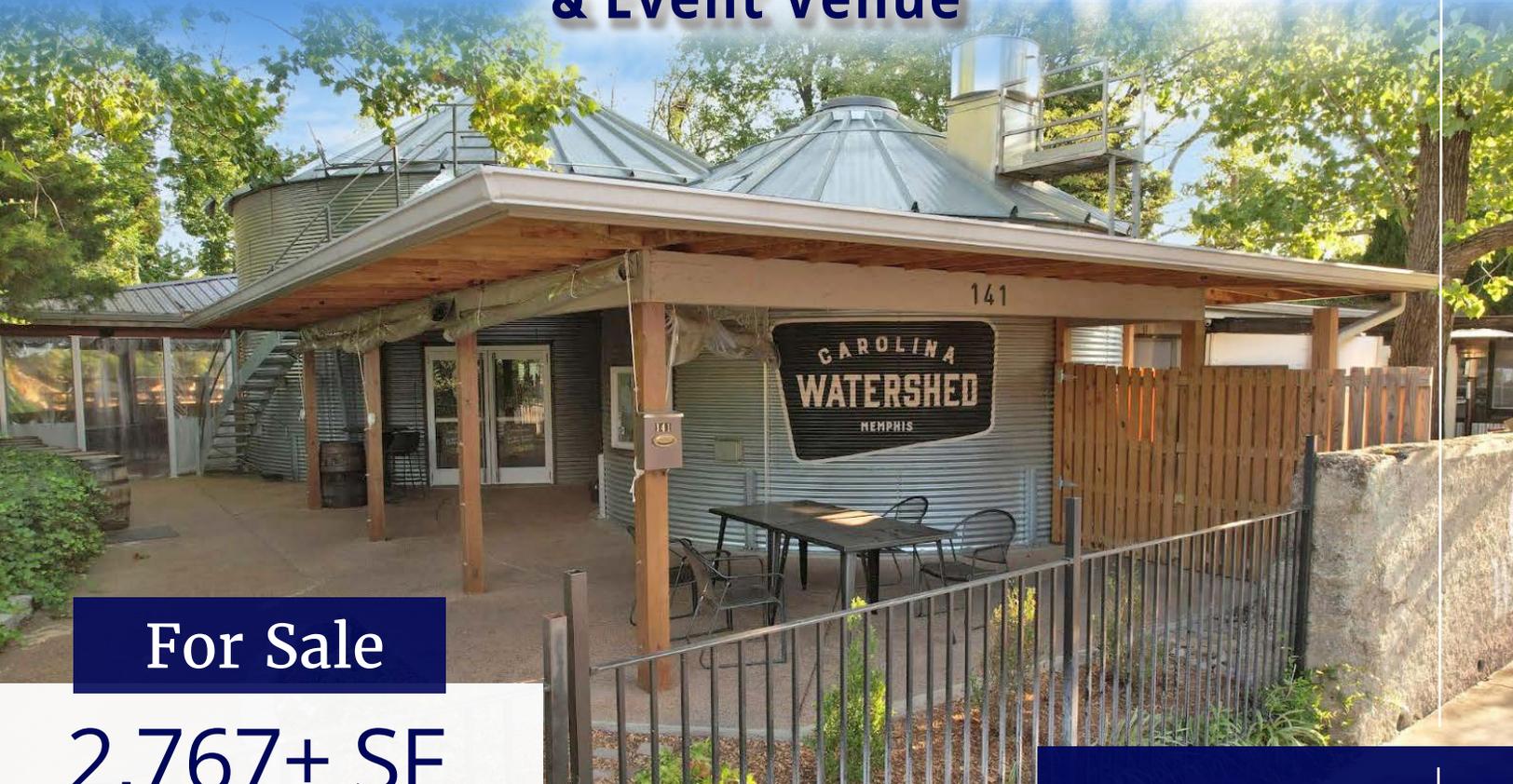


# RESTAURANT

& Event Venue



For Sale

2,767± SF  
on .38± AC

141 E. Carolina Ave.  
Memphis, TN 38126

Downtown  
Memphis

View Online 

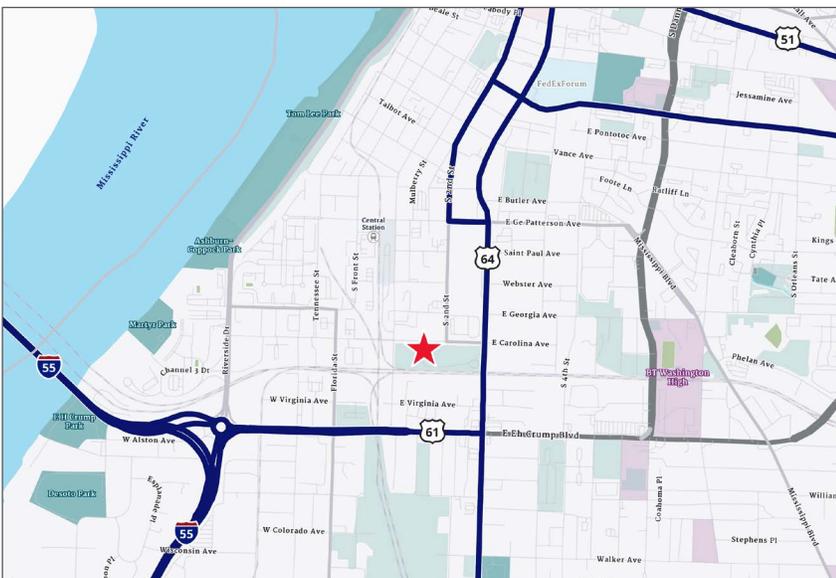
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Colliers

Accelerating success.



# For Sale



## 2025 Retail/Restaurant Spending

Within 1 Mile of Property  
**\$24,194,699**

Within 3 Miles of Property  
**\$84,947,779**

## Property Features

Former Carolina Watershed restaurant & event venue

68,604 housing units within 5 miles of the property

Built in 2017

1,700± SF covered outdoor seating

Zoning CBIB-RB

Hardscaped courtyard

Additional 2 acres potentially available

Outdoor stage

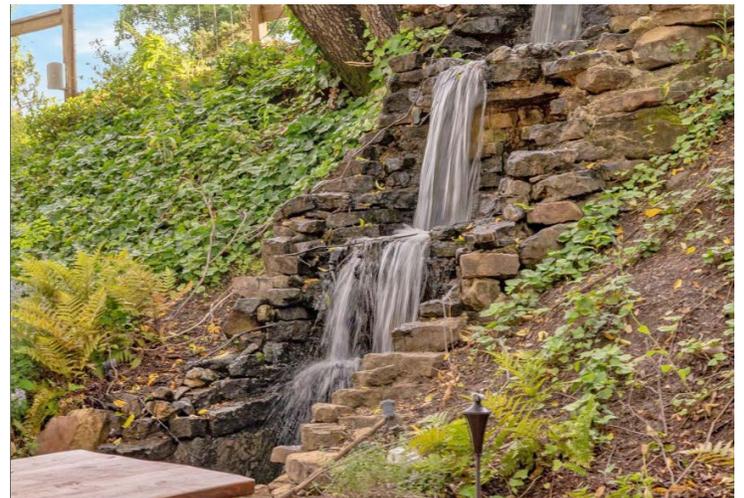
2,717± SF of buildings

Outdoor activity area

1,200± SF kitchen

69' of frontage on Carolina Ave.

2 walk-in coolers



## Travel Distances from 141 E. Carolina Ave.



**Beale Street**  
Memphis Blues Music

1 Mile



**FedEx Forum**  
Home to the Memphis Grizzlies

1.1 Miles



**AutoZone Park**  
Home to the Memphis Redbirds

1.2 Miles



2.1 Miles



2.3 Miles



3 Miles

# For Sale



**Traffic Count**  
Nearest Recorded Street

**BB King Blvd.**  
Direct Nearest Cross Street  
To 141 E. Carolina St.

**8,205**  
VPD





## Quick facts you need to know about Downtown Memphis



### Downtown is for the future

The Downtown Memphis Commission has funded over 100 Million in grants for future downtown projects to create a more thriving community and an active office campus.



### Getting around is easy

More than 30,000 parking spaces, several pedestrian walkways, bike lanes, and trolley buses to easily get around town.



### Employees have so much to see and do

Downtown has 192 restaurants, 153 shops, 21 museums, 500-acres of greenspace and parks, etc.



### Downtown is for everyone

With a breathtaking view of the Memphis city skyline, you can enjoy a work place with an energetic ambiance.



### Jobs are moving here in record numbers

More than 88,000 daily workers and counting. Over \$4 billion in the development pipeline. More industry and businesses are moving to downtown.

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