

FOR SALE

195.5'
N HOLLYWOOD

135.92' SUMMER AVE

2451 Summer Ave. | Memphis, TN 38112

.81 AC | SIGNALIZED HARD CORNER LOT | ZONED CMU-1

ASKING ~~\$550K~~

1/2 OFF SALE

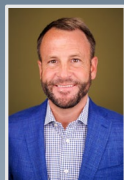
\$275K

IDEAL FOR A CAR WASH

FOR MORE INFORMATION:



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901.277.8183



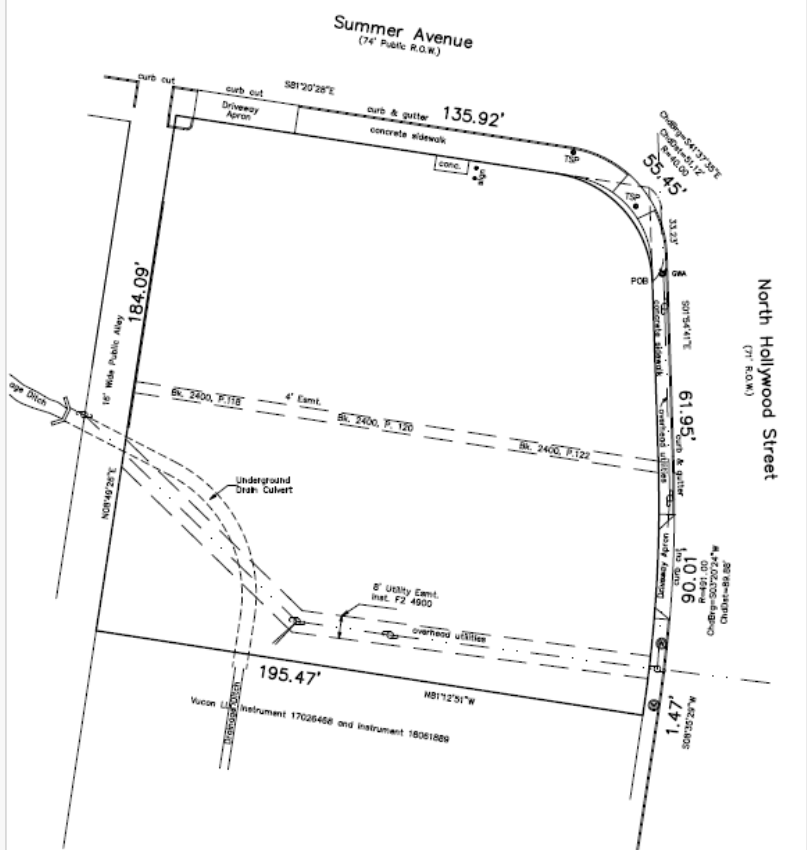
BARRY MAYNARD
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BETH FLANAGAN
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GILL
PROPERTIES

6815 Poplar Ave, Suite 110
Germantown, TN 38138
(901) 758-1100

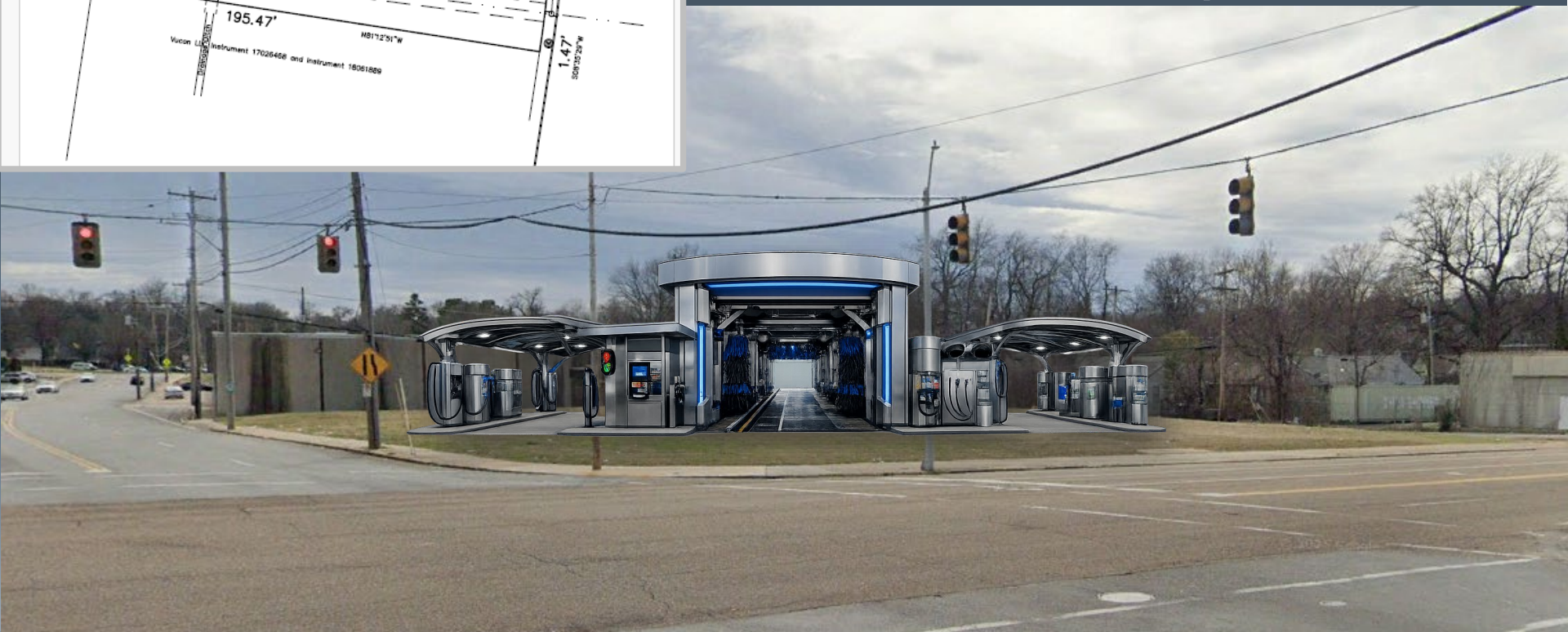


Survey

1/2 OFF SALE

\$275K

**Car Wash
Conceptual View**



Highlights

- **FRONTAGE:** 184' fronting Summer Ave & 195.5' fronting N. Hollywood St.
- **EXCEPTIONAL AREA:** Central Memphis | Midtown
- **ZONED:** CH | Commercial
- **SIZE:** .81 AC | 35,284 SF | 184.24' x 195.5'



PROXIMITY TO MAJOR ECONOMIC DRIVERS

Along with direct access from I-40, 2451 Summer also benefits from strong economic drivers in the immediate area.

Most Notably and Within Minutes:

- **Medical District** – 20,000+ jobs, 10,000 students
- **Downtown Memphis** – 89,000+ white-collar jobs
- **Poplar/I-240 Office Hub** – 100,000+ jobs
- Over **\$14B in capital investment underway**, including
 - St. Jude's \$12.9B expansion
 - \$1.5B Regional One redevelopment

SUPERIOR MARKET DEMOGRAPHICS

Memphis MSA – The 5th largest Metro in the Southeast and 2nd most populated Metro in Tennessee anchored by a diverse, stable economic base.

***MEMPHIS, TN is HOME TO A POPULATION OF 610,920**



Area Data



Demographics



Traffic

Summer Ave	30,304+
N. Hollywood St	10,820+
East Parkway	34,675+
I-40 Sam Cooper	32,438+
Poplar Avenue	27,646+

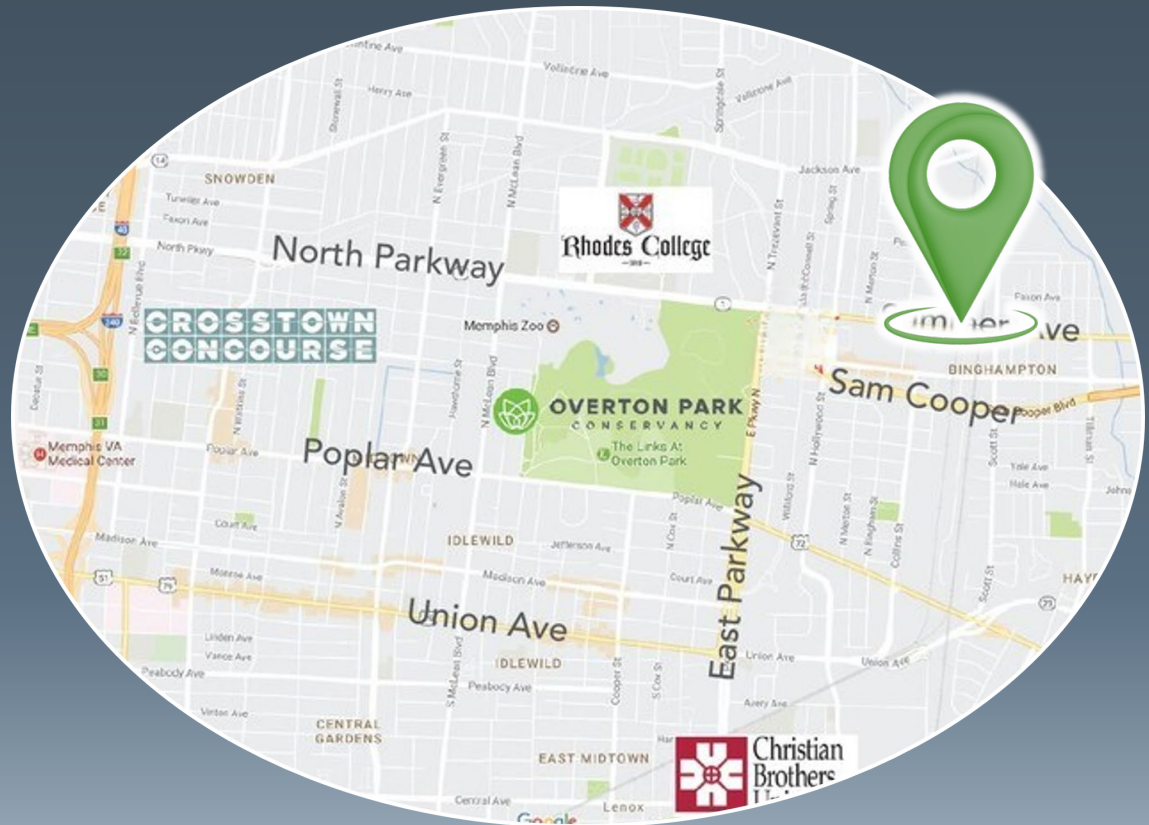


Commute

Downtown Memphis	5 MI
Overton Square	4.6 MI
Memphis Zoo	1.7 MI
Crosstown Concourse	2.0 MI

1 Mile 3 Mile 5 Mile

Population	9,836	95,064	228,764
Households	4,311	44,102	101,849
HH Income	\$68,113	\$82,897	\$81,980



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Location

CHRISTIAN BROTHERS COLLEGE



OVERTON SQUARE



OVERTON PARK GOLF COURSE



LEVITT SHELL PARK BIKE RUN



DOWNTOWN MEMPHIS



MEMPHIS ZOO



POPLAR AVENUE

NEW BUDS & BREWS



BROAD AVE ART DISTRICT



NEW LINK APARTMENTS



ANTIQUE WAREHOUSE MALL



2451 SUMMER AVE

HOLLYWOOD ST



SUMMER AVENUE



LAND PORTFOLIO



4 LOTS FOR SALE