



**Splish
Splash
LAUNDRY**

Locally Owned
DAYCARE ACADEMY
LAUNDROMAT
TRAINING CENTER
BEAUTY SALON

100% LEASED MULTI TENANT SHOPPING CENTER FOR SALE

**4064 ST. ELMO AVENUE
MEMPHIS, TENNESSEE 38128**

GILL
PROPERTIES

6815 Poplar Avenue, Suite 110
Germantown, TN 38138
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FOR MORE INFORMATION:

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100% LEASED SHOPPING CENTER

4064 ST. ELMO AVENUE

MEMPHIS, TN 38128

MULTI TENANT SHOPPING CENTER FOR SALE

4064 ST. ELMO AVE

Memphis, Tennessee 38128

TENANT OVERVIEW

TENANT	SUITE	SIZE	USAGE	RATE/MO.	LEASE TERM
JACOLBIE HARDY	4064/4066	4,000 SF	DAYCARE	\$3,700.00	JUNE 2026 – MAY 2031 Has been a daycare for 25 years.
VINCENT BRITTON & WANKISHA CARVER	4070	900 SF	CAFÉ	\$1,200.00	AUGUST 2026 – SEPTEMBER 2027
BEAUTY SALON	4072	1,000 SF	BEAUTY SALON	\$695.00	NEW TENANT
SPLISH SPLASH LAUNDRY	4074	2,800 SF	LAUNDRY MAT	\$1,450.00	1974-PRESENT New owners. \$500K Renovation 2025
TABORCO, LLC	4080	2,000 SF	TRAINING CENTER	<u>\$1,000.00</u>	AUGUST 2026 – RENEWED FOR AN ADDITIONAL YEAR
TOTAL				\$8,045.00	

TENANTS:

- Responsible for daily parking lot cleaning.
- Utilities - Each unit has its own MLGW meter.

OWNER:

- Responsible for roof and HVAC repairs over \$1,000.00



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MULTI TENANT SHOPPING CENTER FOR SALE

PROPERTY OVERVIEW

Location:
4064 ST. ELMO AVENUE
MEMPHIS, TN 38128

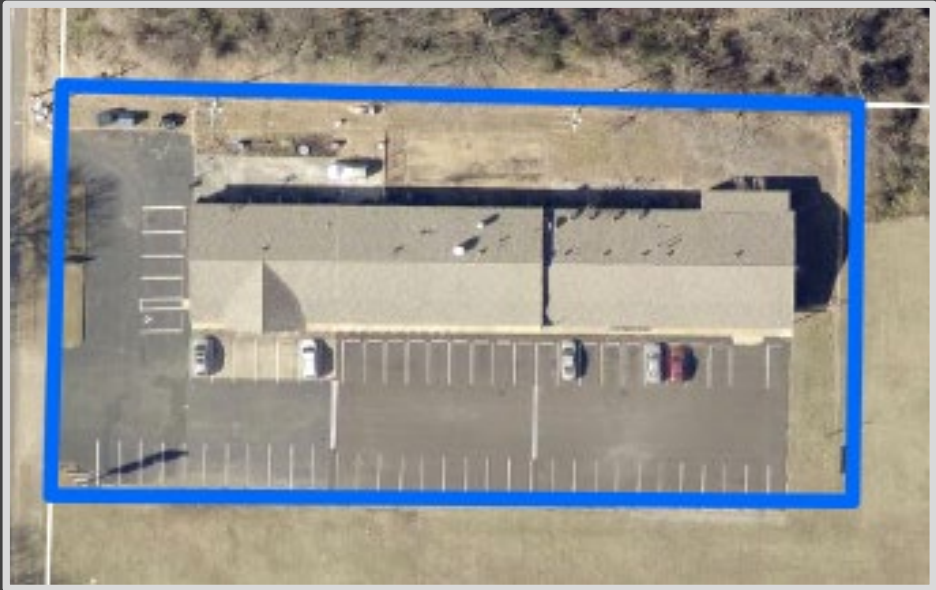
Type:
SHOPPING CENTER | 6 UNITS

Size:
10,700 SF | 1.25 AC

Building Condition:
ROOF: REPLACED IN 2022
PARKING LOT: REPAVED AUGUST 2024
EXTERIOR: PAINTED AND MISC UPDATES 2024

DEMOGRAPHICS

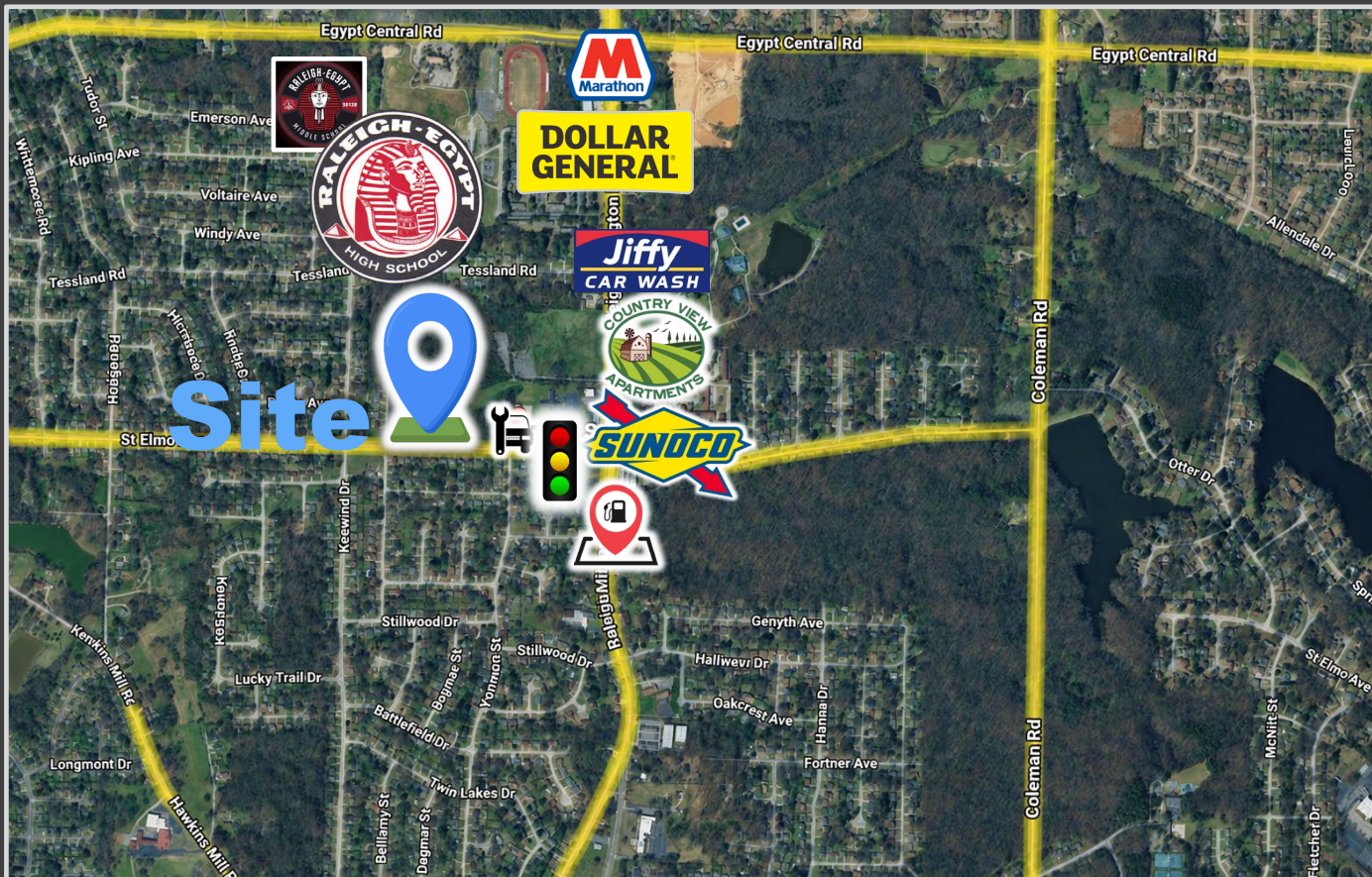
	1 MILE	3 MILES	5 MILES
Population	9,618	51,804	131,449
Households	3,347	19,016	47,803
Household Income	\$65,820	\$65,553	\$72,247
Consumer Spending	\$78M	\$439M	\$1.2B



MULTI TENANT SHOPPING CENTER FOR SALE

4064 SAINT ELMO AVE

Memphis, Tennessee 38128



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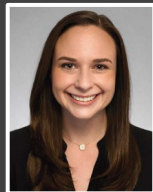


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FINANCIAL OVERVIEW

2025 EXPENSES

CITY PROPERTY TAXES:	\$4,062.19
COUNTY TAXES	\$4,234.06
INSURANCE:	\$3,535.00
MAINTENANCE:	\$3,000.00
TOTAL:	\$14,831.25

2024 & 2025 INCOME

2024 MONTHLY RENTS	\$6,940.00
NOI	\$83,280.00
2025 MONTHLY RENTS	\$6,845.00
NOI	\$82,140.00

OWNER COMMENTS

PROPERTY CONDITION

- 1). All units in the Strip Center have different age HVAC units. Owner repairs or replaces as necessary. We do not anticipate any major problems in the near future.
- 2). Every unit in the Strip Center has had the plumbing and electrical upgraded. Every unit passes code enforcement checks when new tenants move in. These tests and approvals are on the Certificate of Occupancy which are move-in code enforcement requirements.
- 3). SPACE 4070: Estimated \$45,000.00 +/- restaurant renovation in 2024

OPERATIONS

- 1). Every unit in the shopping center is required to have an active 24-hour Alarm System. Each tenant pays \$37.00 a month for monitoring, and maintenance. Owner owns the alarm systems.
- 2). Every unit has a security alarm, fire extinguisher and key entry (Kwikset), exit lights and emergency lights as per code. Some tenants have installed their own cameras. There have been no reported incidents or issues from tenants .
- 3). New \$30,000.00 sign

2026 INCOME

2026 MONTHLY RENTS	\$8,045.00
PROJECTED NOI	\$96,540.00

OFFERING AT \$785K



***LEASE REVIEW UPON REQUEST**