

● FOR LEASE ●



SECOND FLOOR | 3,600 SF
2527 BROAD AVENUE, MEMPHIS, TN 38112
BROAD AVENUE ARTS DISTRICT

GILL
PROPERTIES

6815 Poplar Avenue, Suite 110
Germantown, TN 38138
901.758.1100

FOR MORE INFORMATION:
Brown Gill 901.483.9974
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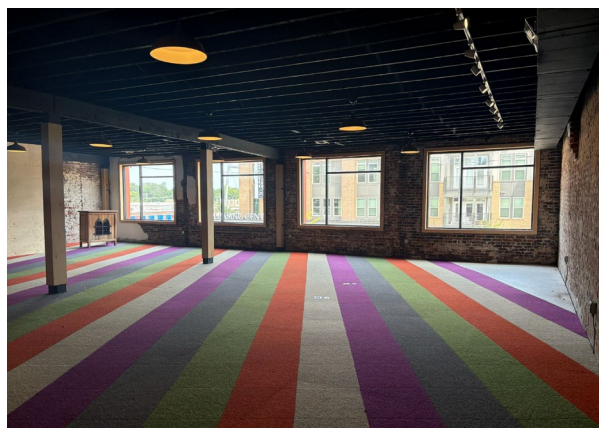
2529 Broad Ave | Pilates Studio



2527 Broad Ave | Entrance

Cool Modern Esthetic!

- ✓ Controlled Access
- ✓ Gorgeous Balcony
- ✓ Four Offices
- ✓ Large Open Space
- ✓ Two Restrooms
- ✓ Storage Closet
- ✓ Separate HVAC



2527 BROAD AVENUE

MEMPHIS, TN

2527 BROAD AVE.

• Property Highlights:

Location:

2527 Broad Avenue and N. Merton Street |
Prominently located directly across from NEW
Apartments, LINK.

Type:

Flex Space | Four Offices | Two Restrooms

Size:

3,600 SF

Built:

1910

Renovated:

2024

Zoned:

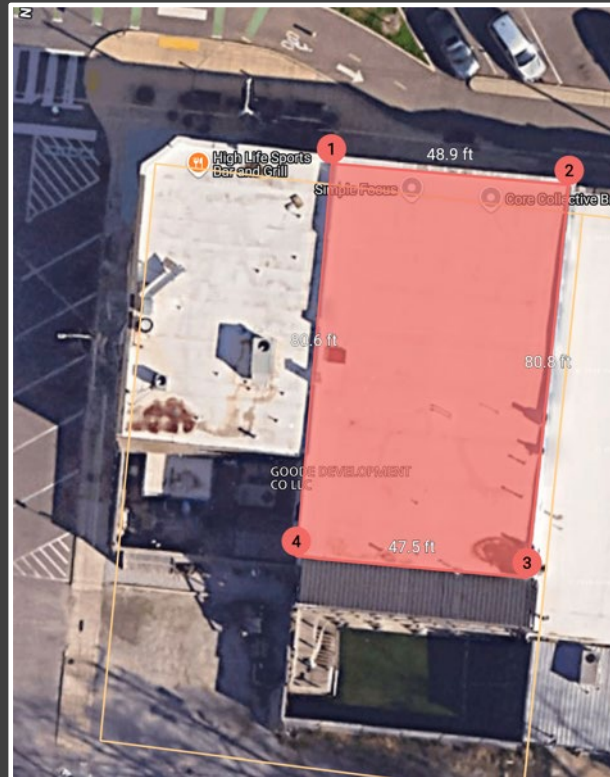
CMU-1 Commercial Mixed Use-1

• Traffic:

Sam Cooper Blvd	43,400+
East Parkway	31,150+
Summer Avenue	25,500+



2527 BROAD AVE
MEMPHIS, TN
38112



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BROAD AVENUE ARTS DISTRICT

Vibrant Broad Avenue is known for its colorful murals and water tower, as well as its boutiques, art galleries, creative studios, and growing dining options.

Area Highlights:

- 2519 Broad Ave is in the Historic Binghampton Community in the City of Memphis, Tennessee
- The Link: A brand New 100+ Unit Apartment Complex directly across the street.
- The Community is one of the gateways to Midtown with Hyde Park on the North, Chickasaw Gardens on the South, and Overton Park, The Memphis Zoo and Evergreen on the West.
- Broad offers a two-way bicycle lane, The Hampline and being in close proximity to the Shelby Farms Greenline has created a walkable and vibrant area.
- And a final note, this district is still being actively developed.

Demographics:

	POPULATION	HOUSEHOLDS	HH INCOME
1 Mile	9,880	4,084	\$84,707
3 Miles	97,522	45,519	\$86,204
5 Miles	229,609	103,093	\$91,309

