

# FOR SALE

## Retail/Development Lot



**3445-3457 Summer Avenue  
Memphis, TN 38122**

**\$997,500**

**Approx. 27,382 SF Available on 1.05 AC**

<b>3449 Summer Ave</b>	<b>Approx 4,200 SF</b>
<b>3445 Summer Ave</b>	<b>Approx 8,555 SF</b>
<b>3457 Summer Ave</b>	<b>Approx 15,274 SF on Two Floors</b>

- ❑ Unbeatable traffic counts on Summer Ave (23,281 VPD) and Sam Cooper Hwy (42,394 VPD)
- ❑ Three buildings perfect for a unique historical experience
- ❑ 1.05 AC ideal for redevelopment
- ❑ Centrally located in High Point Terrace/Highland Heights Neighborhood



*Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy of the information.*



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