

HIGHLAND ROW

521-529 S HIGHLAND STREET



PROPERTY DESCRIPTION

Ideal restaurant and retail opportunity uniquely situated a short walk from the University of Memphis on Highland as part of the Highland Strip entertainment area

PROPERTY HIGHLIGHTS

- Nearby University of Memphis boasts 21,000+ students
- Area new development to exceed \$200M including 5 capital projects by the University
- Street parking along with abundant surface parking in the rear
- Traffic Counts: Highland St (19,005 AADT), Central Avenue (19,885 AADT), and Poplar Avenue (16,261 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,561	42,462	100,290
Total Population	14,206	109,560	257,786
Average HH Income	\$58,554	\$57,459	\$55,648

GRADY COTHAM

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AVAILABLE SPACES

SUITE	TENANT	SIZE
521-101	Subarashi	2,500 SF
521 - 102	Available	1,200 SF
521 - 103	Available	2,309 SF
525	Belltower Coffeehouse & Studio	3,680 SF
531	The Find	8,400 SF

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