

NAI Saig Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE
MEMPHIS, TENNESSEE (901) 526-3100

1063 S Parkway E
Memphis, TN 38106

Mixed Use Portfolio

±9,755 SF Commissary / Industrial Facility

±3,597 SF Former Restaurant Building

±1.764 AC Vacant Land

Presented By:

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Subject Property: 1063 S Parkway E, Memphis, TN 38106

Property Break Down:

- 1. 1055 S Parkway E (026041 00031):
- 2. 0 Cummings St (026041 00036)
- 3. 1384 Cummings St (026041 00030): **9,755 SF Freestanding Commissary/Industrial**
- 4. 1063 S Parkway E (026041 00035): **3,597 SF Freestanding Retail**
- 5. 1386 Cummings St (026041 00029)
- 6. 1377 Niese St (026041 00007)
- 7. 1381 Niese St (026041 00008)
- 8. 1079 S Parkway E (026042 00001)
- 9. 1374 Niese St (026042 00037)
- 10. 0 Niese St (026042 00036)
- 11. 1085 S Parkway E (026042 00002)
- 12. 0 S Parkway E (026042 00003)
- 13. S Parkway E (026043 00047): **1.764 AC Vacant Land**

of Parcels: 13

County: Shelby County

Total Acres: 2.67 AC

Years Built: 1055 S Parkway: 1916; 1063 S Parkway: 1967

Features: 1 Freestanding Restaurant and 1 Freestanding Commissary/Industrial

Zoning: CMU-1, R-6



1055 S Parkway E:

- ±9,755 SF Commissary / Industrial Facility
- Flexible layout ideal for food production, catering, ghost kitchen, cold storage, or distribution users
- Existing commissary infrastructure provides immediate operational functionality
- Centrally located in South Memphis with quick access to Downtown Memphis
- Excellent connectivity to I-240, I-55, and major Memphis transportation corridors



1063 S Parkway E:

- ±3,597 SF Former Restaurant Building
- Previously occupied by the iconic Coletta's Italian Restaurant location
- Excellent opportunity for restaurant, retail, entertainment, or adaptive reuse concepts
- Existing restaurant infrastructure provides potential turnkey value for food-service users
- Strong corner presence along South Parkway East with excellent visibility



Vacant Land:

- ±1.764 AC of vacant land surrounding two freestanding commercial buildings
- Flexible redevelopment or expansion opportunity in a high-visibility Memphis corridor
- Adjacent to existing ±3,597 SF retail building and ±9,755 SF commissary/industrial facility
- Ideal for retail, industrial, mixed-use, service commercial, or owner-user development



Development Overview:

1063 S Pkwy E presents a strong redevelopment opportunity in the rapidly evolving South Midtown / Liberty Park corridor of Memphis. Positioned on a prominent corner along S Parkway East, the ±2.67-acre site benefits from excellent visibility, multiple access points, and proximity to major transportation infrastructure, making it well suited for a variety of commercial or mixed-use development concepts.

Strategic Location and Accessibility:

This property offers exceptional regional connectivity with quick access to:

- Interstate 240
- Interstate 55
- U.S. Highway 78/Lamar Avenue
- Downtown Memphis
- Memphis International Airport

Development Potential:

Given its size, accessibility, the site could support:

- Neighborhood retail center
- Fuel station / convenience retail
- Mixed-use redevelopment
- Multifamily residential
- Urban industrial or flex space
- Community-serving retail

Flexible Existing Improvements:

The property offers added flexibility with existing improvements already in place including:

- 3,597 SF retail building
- 9,755 SF commissary / commercial kitchen facility

These existing structures create opportunities for immediate occupancy, adaptive reuse, phased redevelopment, or continued operation for food service, retail, distribution, or service-oriented users

For More Information:

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