

152 N TUCKER ST

Memphis, TN 38104 | Midtown Submarket

OFFICE INVESTMENT / OWNER-USER OPPORTUNITY

ASKING PRICE **\$595,000**

Well-suited for an owner-occupant, an investment sale, or a hybrid ownership strategy.

3,078 SF

Building Size

0.169 AC

Lot Size

1920 / '19

Built / Renovated

2

Stories

9 Spaces

On-Site Parking



PROPERTY & SUBMARKET OVERVIEW

Midtown Memphis has emerged as one of the city's most dynamic submarkets, anchored by the continued redevelopment of Overton Square, the expansion of Crosstown Concourse, and steady investment along the Poplar Avenue corridor. The area benefits from consistent daytime population, while its walkable mix of restaurants, retail, and green space continues to draw both employers and residents seeking an urban-adjacent alternative to suburban office product.

152 N Tucker St offers a turnkey office opportunity in the heart of this corridor. Originally built in 1920 and comprehensively renovated in 2019, the two-story, 3,078 SF building pairs historic character with modern infrastructure, including new systems, windows, and digital access control. The first and second floors have fully independent access, allowing separate users to occupy each level. On-site parking and a flexible floor plan support use as an owner-occupied headquarters, an investment sale, or a hybrid of the two.

PROPERTY HIGHLIGHTS

- Two-story office building totaling 3,078 SF
- 0.169-acre lot in the heart of Midtown
- Built in 1920; comprehensively renovated 2019
- Updates include HVAC, electrical, plumbing, roof, windows, kitchen, restrooms & finishes
- Digital access control, with modern security & data cabling
- Updated driveways with 9 on-site parking spaces
- Walk Score of 73 — highly walkable location

LOCATION & NEARBY AMENITIES

Arts, Dining & Recreation

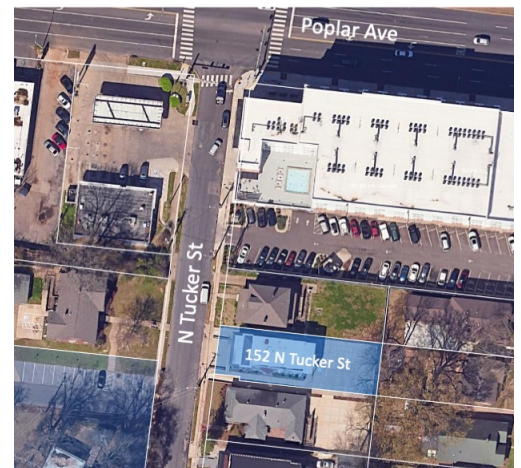
- Overton Square entertainment district
- Overton Park: Zoo, Levitt Shell, Brooks
- Cooper-Young Historic District
- Crosstown Concourse

Education & Institutions

- Rhodes College
- Christian Brothers University
- Memphis Medical District

Connectivity

- ±10 min to Downtown Memphis
- ±15 min to Memphis Int'l Airport
- Direct access to Poplar Ave



2025 TDOT AADT TRAFFIC COUNTS

Poplar Ave — 21,444 VPD

East Parkway N — 30,133 VPD

Union Ave — 26,469 VPD

Sam Cooper Blvd — 28,786 VPD

North Parkway — 20,893 VPD

McLean Blvd — 8,396 VPD

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