

HALF PRICE SALE

\$187.5K

187' SUMMER AVE

82' E PARKWAY

FOR SALE

2347 Summer Avenue | Memphis, TN 38112

Signalized | Hard Corner Lot at Summer Ave & E. Parkway
Heavy Traffic Area

FOR MORE INFORMATION:

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GILL
PROPERTIES

6815 Poplar Ave, Suite 110
Germantown, TN 38138
(901) 758-1100

FOR SALE

HARD CORNER LOT

CONCEPTUAL VIEW



Day's Smoked Tuna

SUMMER AVE | 30,300+ VPD

E. PARKWAY | 34,675+



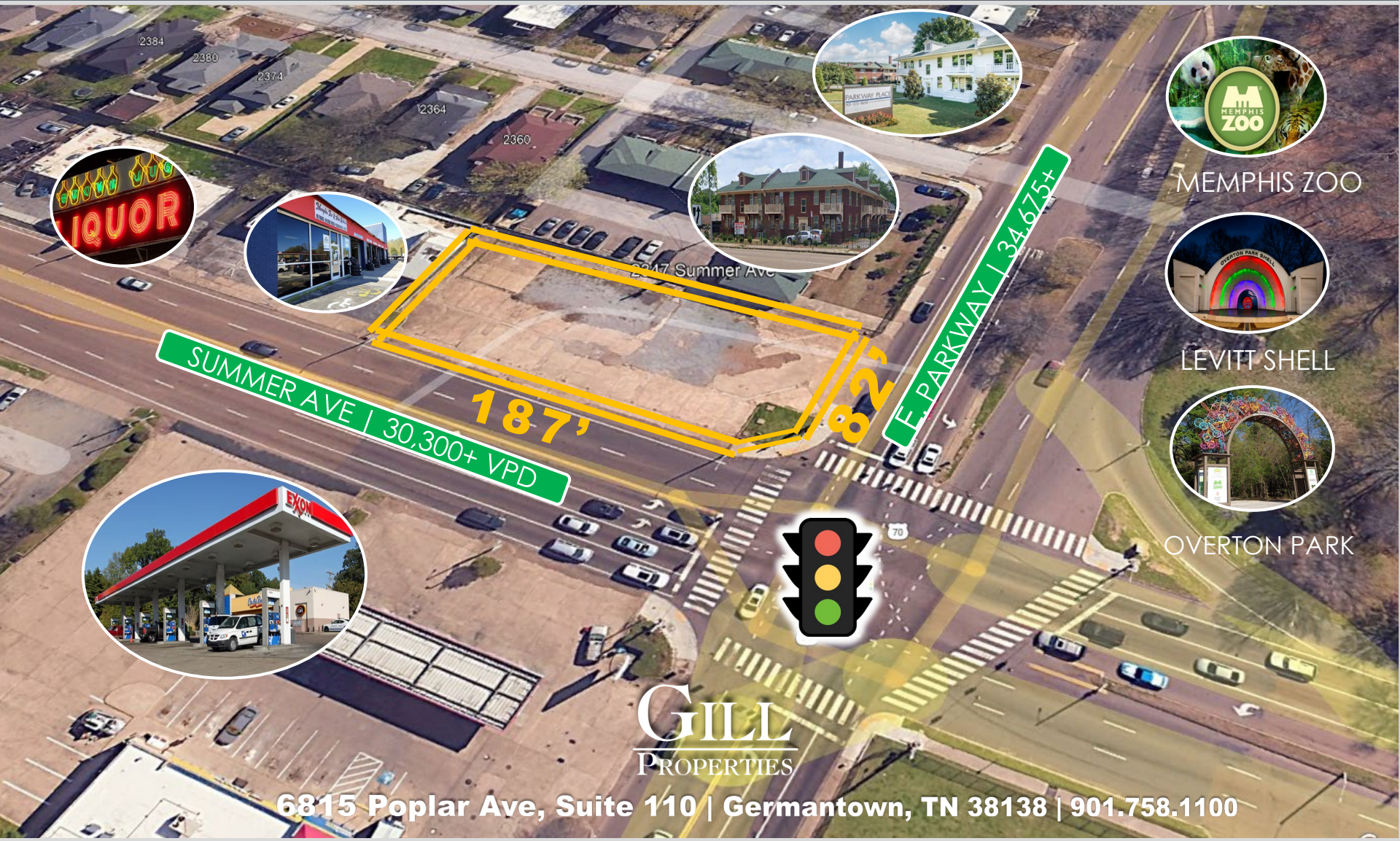
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FOR SALE

HARD CORNER LOT .40 AC

2347 Summer Avenue | Memphis, TN 38112

ASKING PRICE: \$375K



SUMMER AVE | 30,300+ VPD
187'

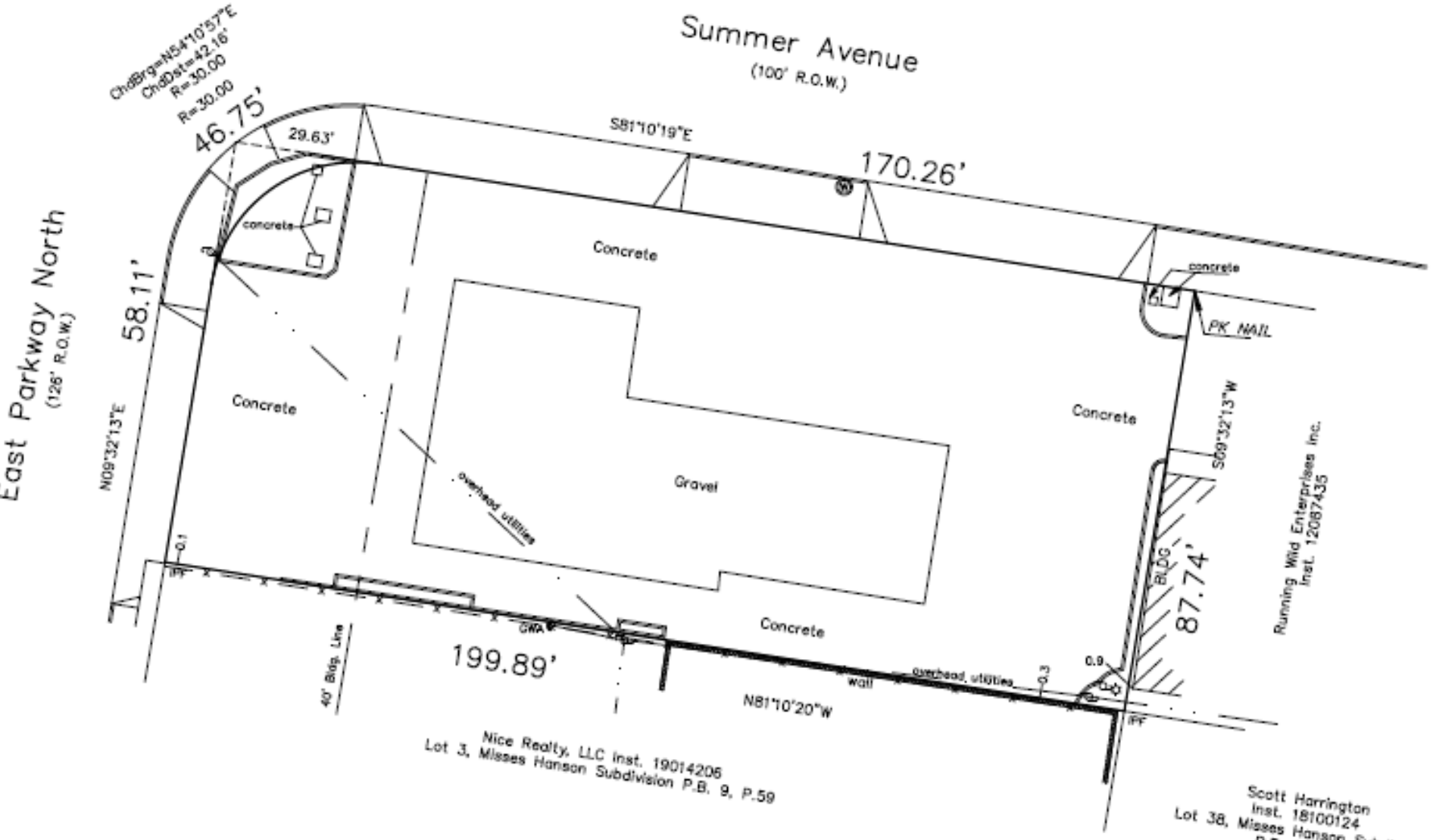
E. PARKWAY | 34,675+
82'



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SURVEY



Highlights

- Signalized Intersection off of Sam Cooper Blvd
- Across the Street from a busy Exxon C-Store
- Hard Corner Lot | .40 AC | 17,337 SF
- Flanked by newly redeveloped Apartments and new residential builds
- Central Memphis-area Location

PROXIMITY TO MAJOR ECONOMIC DRIVERS

Along with direct access from I-40, 2437 Summer Ave also benefits from strong economic drivers in the immediate area.

Most Notably and Within Minutes:

- **Medical District** – 20,000+ jobs, 10,000 students
- **Downtown Memphis** – 89,000+ white-collar jobs
- **Poplar/I-240 Office Hub** – 100,000+ jobs
- Over **\$14B in capital investment underway**, including
 - St. Jude's \$12.9B expansion
 - \$1.5B Regional One redevelopment

SUPERIOR MARKET DEMOGRAPHICS

Memphis MSA – The 5th largest Metro in the Southeast and 2nd most populated Metro in Tennessee anchored by a diverse, stable economic base. ***MEMPHIS, TN is HOME TO 610,920**



The 901
Memphis



EXCEPTIONAL LOCATION:

Immediate access to I-40, and Poplar Avenue, making an easy commute to anywhere in the Shelby County area.

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Area Data



Traffic

Summer Ave	30,304+
East Parkway	34,675+
I-40 Sam Cooper	32,438+
Poplar Avenue	27,646+



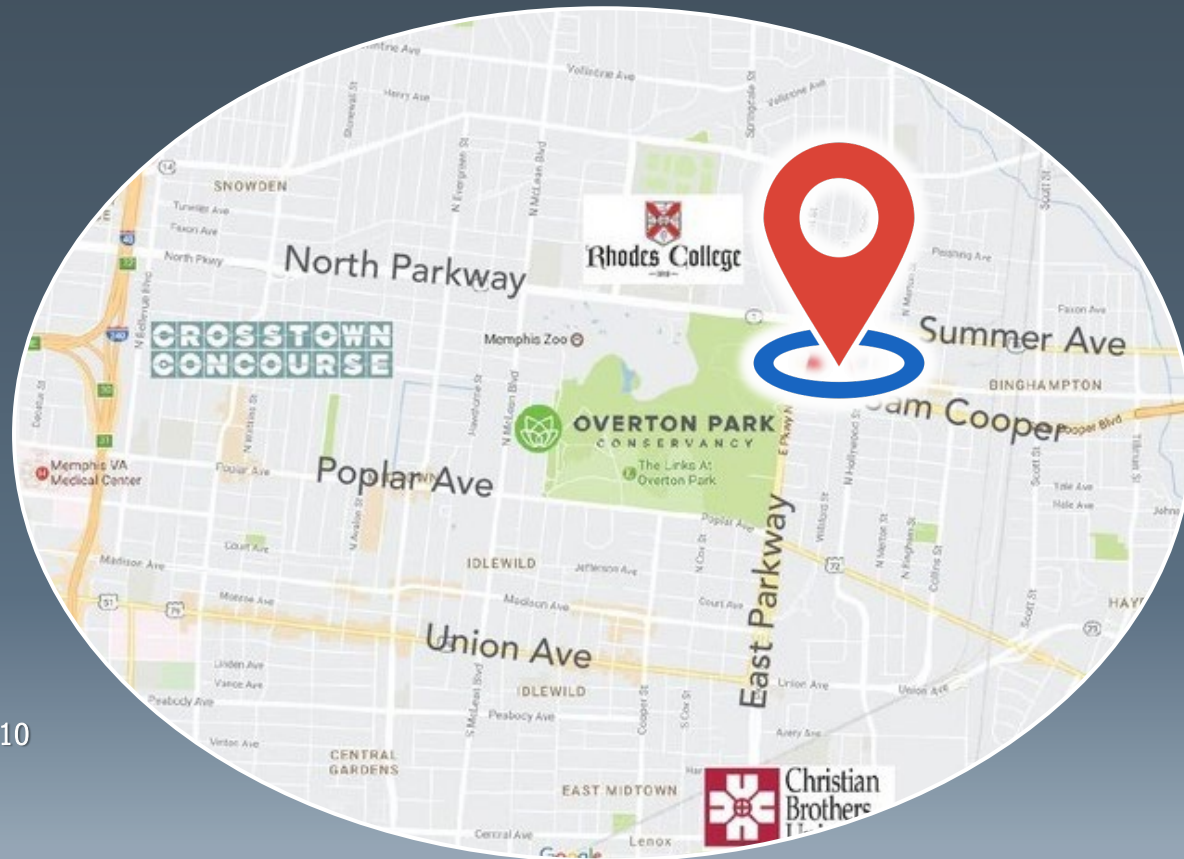
Commute

Downtown Memphis	5 MI
Overton Square	4.6 MI
Memphis Zoo	1.7 MI
Crosstown Concourse	2.0 MI



Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	10,437	94,395	226,551
Households	4,311	44,102	101,849
HH Income	\$68,113	\$82,897	\$81,980



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Germantown, TN 38138
Office: (901) 758-1100





LOCATION: 2347 Summer Ave
FRONTAGE: 187' Summer Ave | 82' E Parkway Blvd
SIZE: .40 AC | 16,988 SF
ZONED: RU-3 Commercial

Asking
~~\$375K~~
\$187.5K



BROKER CONTACTS:



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LOCATION!!

DOWNTOWN
MEMPHIS



CHRISTIAN
BROTHERS
COLLEGE



OVERTON
SQUARE



OVERTON PARK
GOLF COURSE



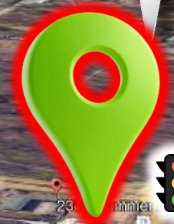
LEVITT SHELL



MEMPHIS ZOO



OVERTON
PARK BIKE
RUN



2347 SUMMER AVE*

NEW BUDS &
BREWS



BROAD AVE
ART DISTRICT



NEW LINK
APARTMENTS

ANTIQUE
WAREHOUSE
MALL



ANTIQUE WAREHOUSE
MALL



POPLAR AVENUE

EAST PARKWAY
SAM COOPER BLVD.

HOLLYWOOD ST

SUMMER AVENUE

BROAD AVE

N Braham St

LAND PORTFOLIO



4 LOTS FOR SALE