

FOR LEASE | SALE

RESTAURANT SPACE ♦ PATIO ♦ INCLUDES FURNITURE & EQUIPMENT

📍 2519 BROAD AVENUE, MEMPHIS, TN 38112 | BROAD AVENUE ARTS DISTRICT



Previously Bounty on Broad

HISTORICAL BUILDING | .25 AC CORNER | 4,553 SF | TWO STORY

GILL
PROPERTIES

6815 Poplar Avenue, Suite 110
Germantown, TN 38138
901.758.1100

FOR MORE INFORMATION:
Brown Gill 901.483.9974
Emily Vanasek 901.355.4822

2519 BROAD AVENUE

***334 Apartment Units**

● Property Highlights:

Location:

2519 Broad Avenue and N. Merton Street
Historical building located in the Broad Avenue Art District &
Prominently located on a Corner and directly across from
NEW Apartments, LINK.

Type:

Restaurant with Patio, Two Bars | Seating Capacity 126

Size:

4,553 SF | .25 AC Lot | Two Story

Built:

1910

Renovated:

2024

Zoned:

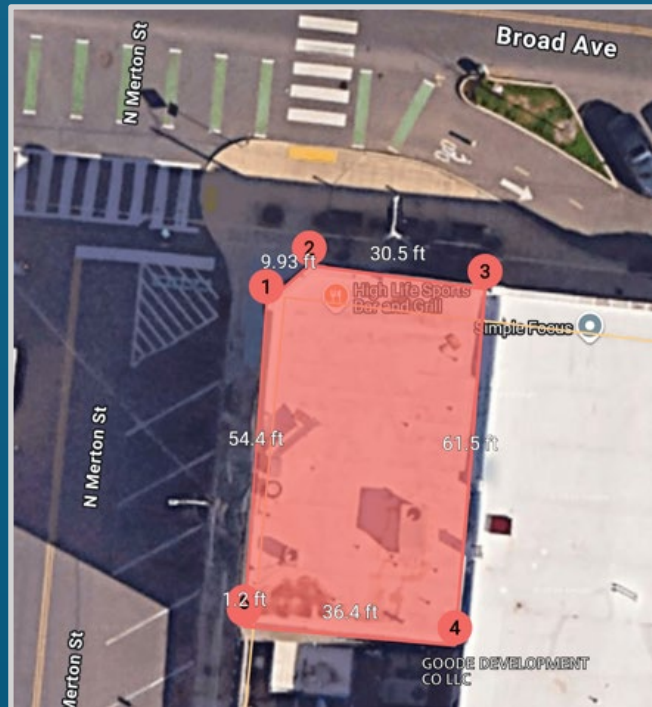
CMU-1 Commercial Mixed Use-1

● Traffic:

Sam Cooper Blvd	43,400+
East Parkway	31,150+
Summer Avenue	25,500+



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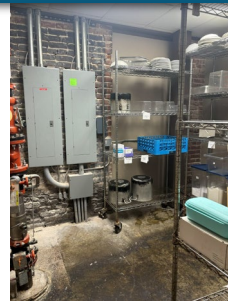
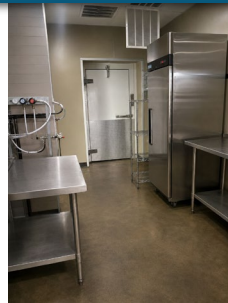
FIRST FLOOR



SECOND FLOOR



KITCHEN & STORAGE



- ❑ Two Bars
- ❑ Kitchen & Storage
- ❑ Restrooms
- ❑ Two Dining Areas *Seating Capacity 126

FF&E
included

BROAD AVENUE ARTS DISTRICT

Vibrant Broad Avenue is known for its colorful murals and water tower, as well as its boutiques, art galleries, creative studios, and growing dining options.

Area Highlights:

- 2519 Broad Ave is in the Historic Binghampton Community in the City of Memphis, Tennessee
- The Link: A brand New 100+ Unit Apartment Complex directly across the street.
- The Community is one of the gateways to Midtown with Hyde Park on the North, Chickasaw Gardens on the South, and Overton Park, The Memphis Zoo and Evergreen on the West.
- Broad offers a two-way bicycle lane, The Hampline and being in close proximity to the Shelby Farms Greenline has created a walkable and vibrant area.
- And a final note, this district is still being actively developed.

Demographics:

	POPULATION	HOUSEHOLDS	HH INCOME
1 Mile	9,880	4,084	\$84,707
3 Miles	97,522	45,519	\$86,204
5 Miles	229,609	103,093	\$91,309



The Broad Avenue Water Tower is Memphis' tallest public art installation, soaring 150 feet high and located on Broad Avenue.

2519 Broad Ave