



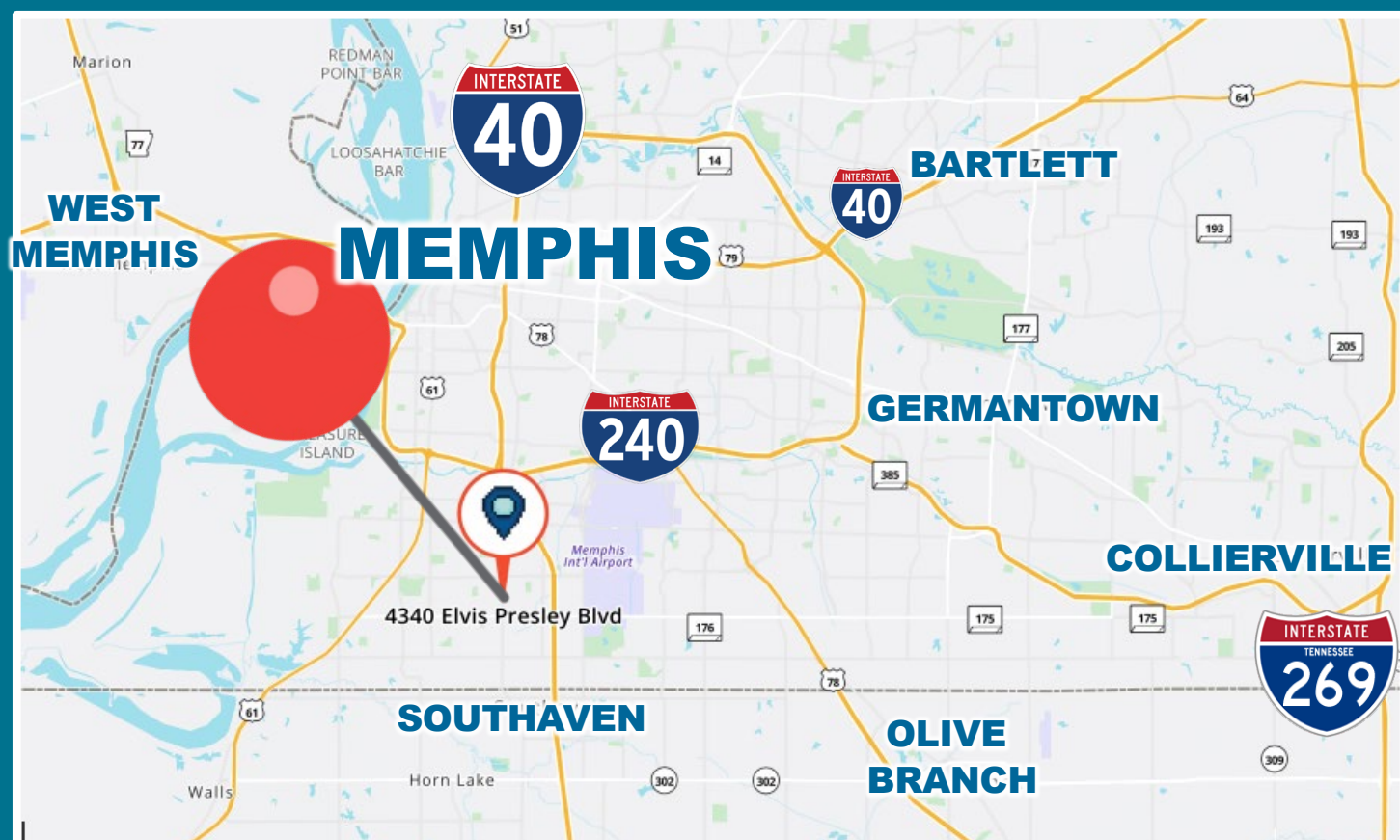
ONE BAY FOR LEASE

1,200 SF

PROPERTY INFORMATION

- New Building | Built in 2024
- Anchored by Verizon and Hook's Catch Seafood Restaurant
- **AVAILABLE ONE BAY | 1,200 SF**
- 158' of Frontage on Elvis Presley Blvd
- Ample Parking | 30 Surface Spaces
- **Traffic Counts | 20,775+**
- Zoned CMU-3 | Mixed-Use
- \$28 PSF +NNN | Terms Negotiable
- No Vape/Tobacco, Cell Phone, Liquor Stores

4340 ELVIS PRESLEY BLVD
MEMPHIS, TENNESSEE 38116



BROKERS:

Frank Dyer III, CCIM, RPA

901.277.8183

frank@gillprop.com

Barry Maynard

901.230.4265

barry@gillprop.com

GILL
PROPERTIES

6815 POPLAR AVENUE, SUITE 110

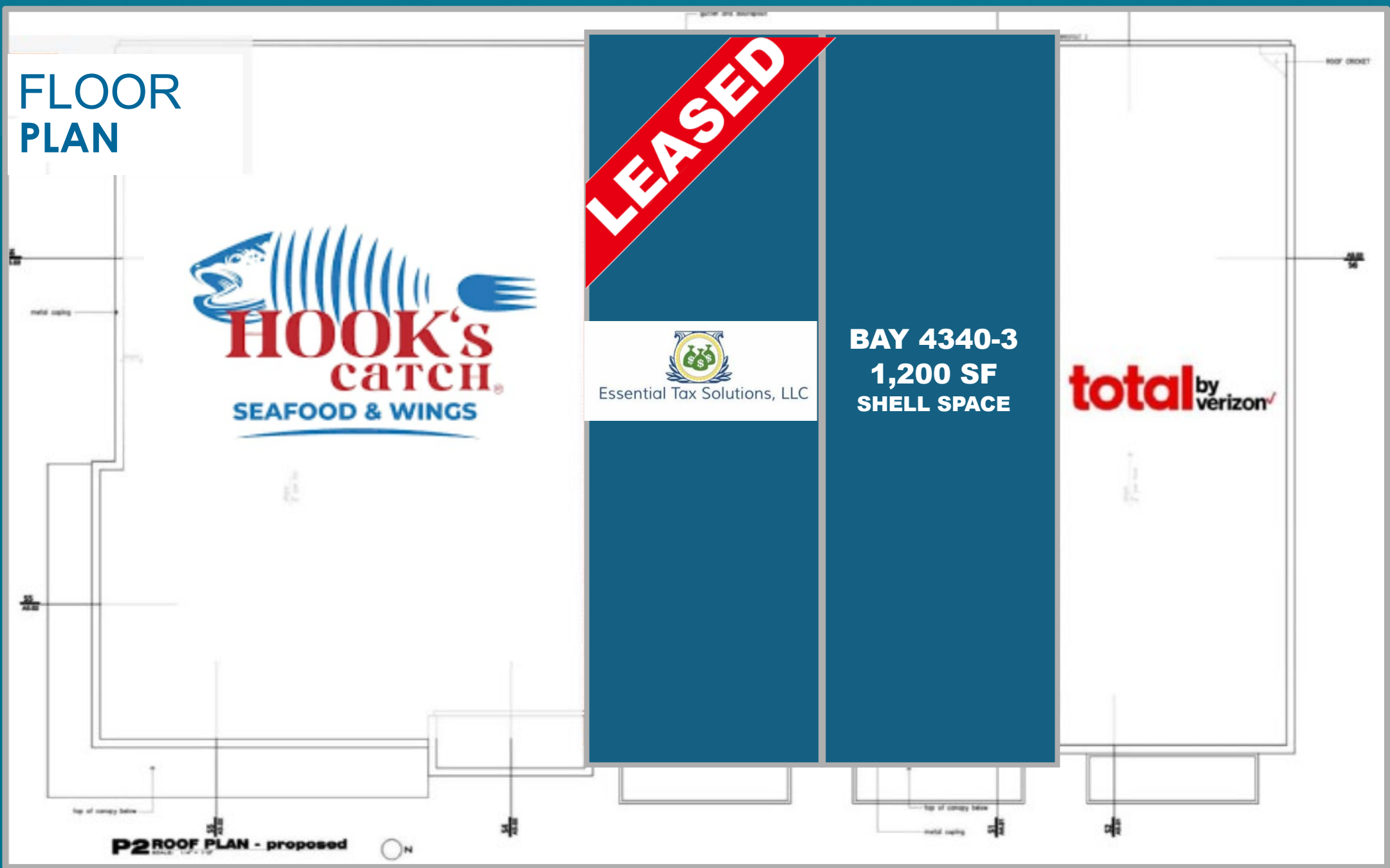
GERMANTOWN, TN 38138

901.758.1100

www.gillprop.com



AVAILABLE
ONE SHELL SPACE | 1,200 SF



TRAFFIC



20,000+ VPD
ELVIS PRESLEY BLVD



POPULATION



HOUSEHOLDS



HH INCOME

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

9,309

56,199

129,091

3,865

22,456

51,614

\$62,213

\$63,706

\$64,404

GILL
PROPERTIES

FOR MORE INFORMATION:
FRANK DYER III (901) 277-8183 | BARRY MAYNARD (901) 230-4265