

FOR SALE



1862 Latham Street

Memphis, TN 38106



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Table of Contents

FOR SALE

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
ADDITIONAL PHOTOS	8
ADDITIONAL PHOTOS	9
ADDITIONAL PHOTOS	10
ADDITIONAL PHOTOS	11
ADDITIONAL PHOTOS	12
LOCATION INFORMATION	13
REGIONAL MAP	14
LOCATION MAP	15

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Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

Functional ±15,234 SF flex industrial / warehouse property on ±1.15 acres in Memphis, TN. The property features a single-story commercial configuration with office/reception areas, private offices, restrooms, open warehouse/shop space, concrete flooring, paved parking, fenced site areas, and yard/storage functionality. Title records identify the property use as Mini-Warehouse, Self-Storage, while the current layout appears well-suited for warehouse/storage, contractor operations, automotive-related use, light industrial, service business operations, or owner-user occupancy. Buyer to verify zoning, permitted uses, building systems, and condition.

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	1.15 Acres
Building Size:	15,234 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	190	695	2,940
Total Population	478	1,768	7,513
Average HH Income	\$43,755	\$41,901	\$44,589

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Location Description

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LOCATION DESCRIPTION

1862 Latham St is located in Memphis, Tennessee, within Shelby County and in an established South Memphis industrial corridor. The immediate area includes a mix of industrial, warehouse, service commercial, and residential uses, making the location suitable for operators that need functional space near the city's labor base and transportation infrastructure. The property's fenced site areas, paved parking, and standalone building configuration support a variety of owner-user and service-oriented industrial operations.

The property benefits from access to Memphis' broader logistics network, including regional roadways, rail-served industrial corridors, Memphis International Airport, and the city's major distribution infrastructure. Memphis remains one of the country's most important logistics and transportation markets, giving users in this location access to a deep labor pool, regional freight movement, and established industrial demand drivers.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- ±15,234 SF flex industrial / warehouse building on ±1.15 acres
- Office/reception component with multiple finished interior rooms
- Large open warehouse/shop area with concrete floors and flexible work zones
- Suitable for owner-user, contractor, storage, service, light industrial, or operational use
- Fenced exterior areas with paved parking and yard/storage functionality
- Standalone property with single-tenant control
- EMP zoning per title report
- Functional land-to-building ratio supporting parking, circulation, equipment, or material storage
- Located in an established South Memphis industrial corridor
- Property use shown in title report as Mini-Warehouse / Self-Storage



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Additional Photos

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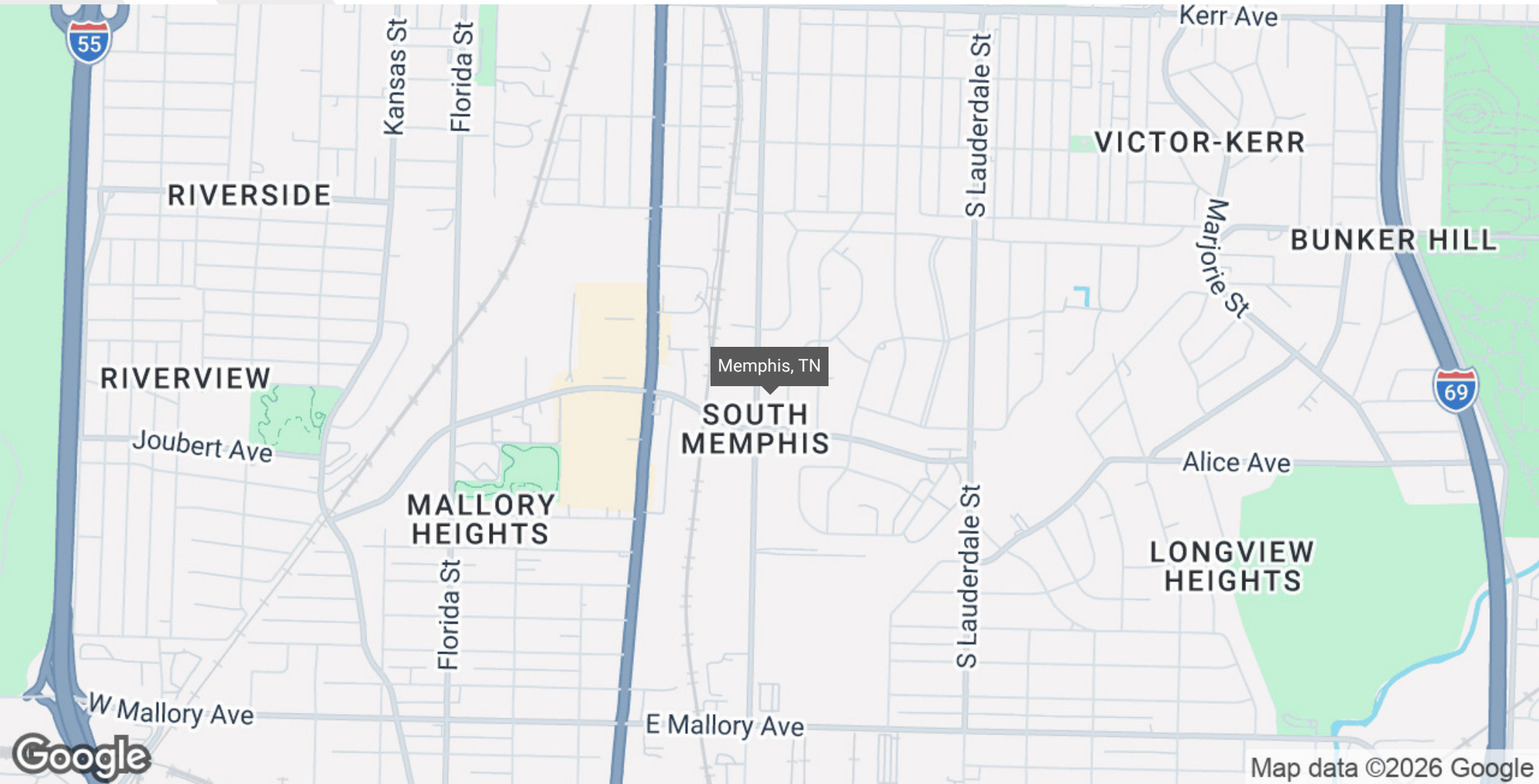
Section 2

Location Information



Regional Map

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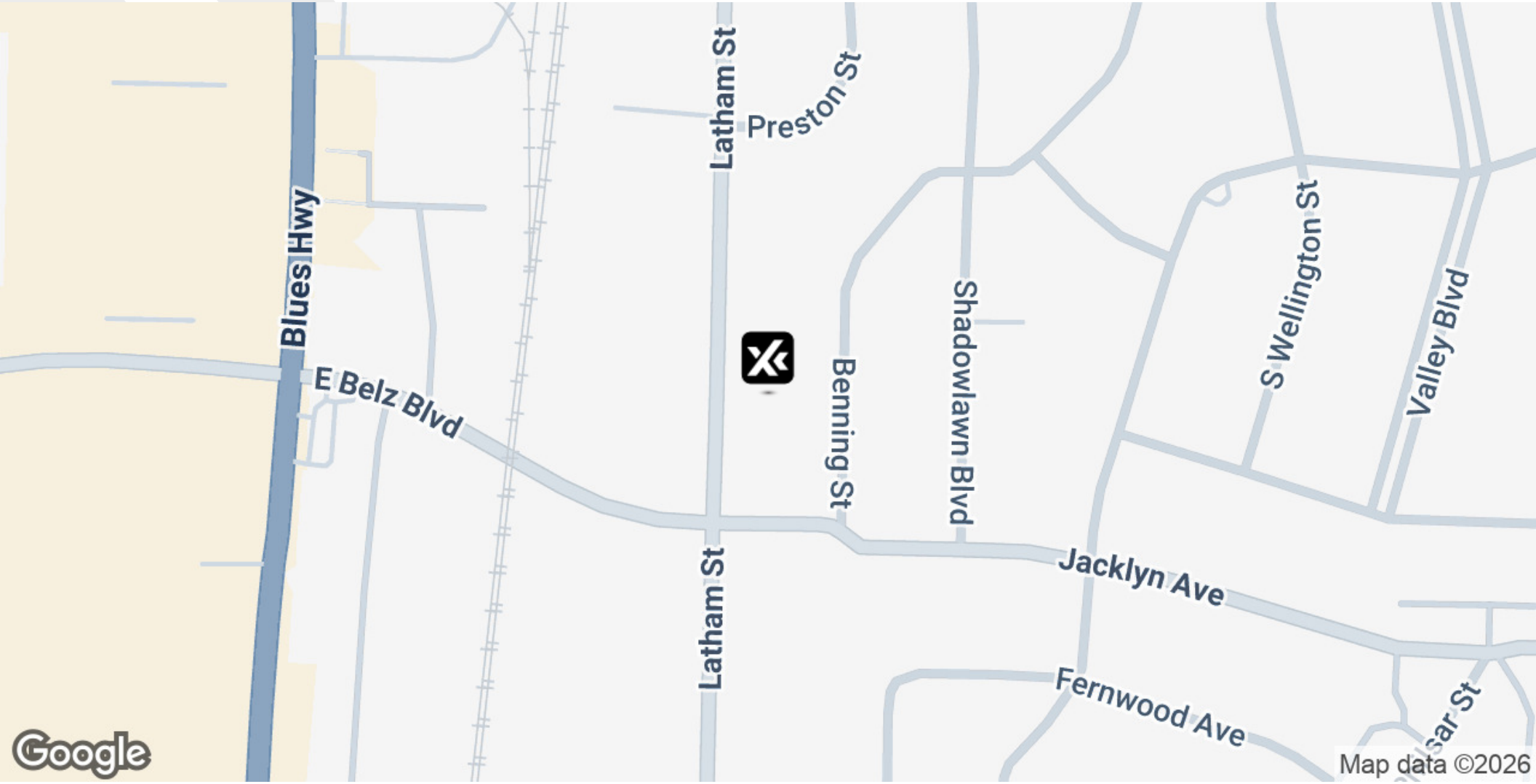
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Location Map

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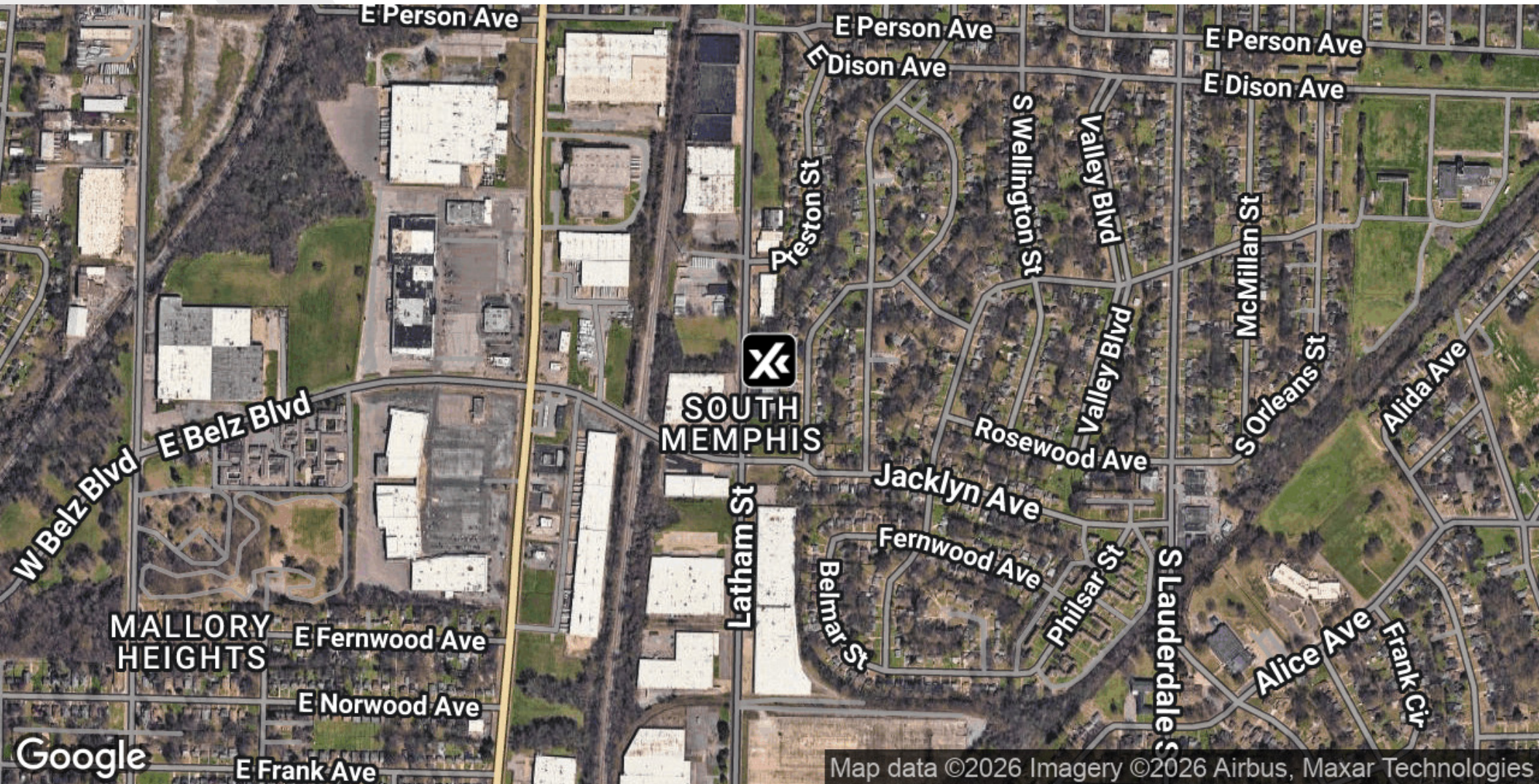
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Aerial Map

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Section 3

Demographics

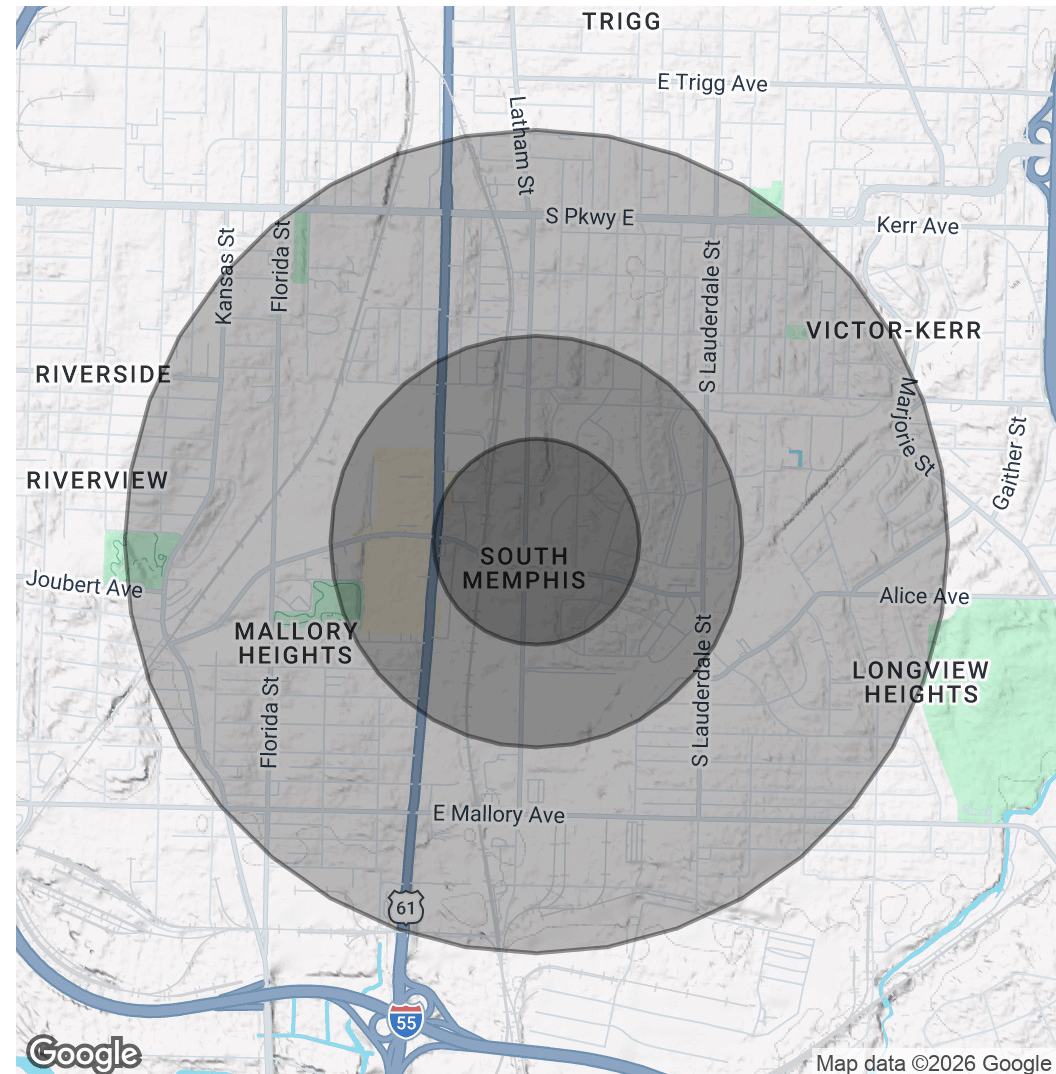


Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	478	1,768	7,513
Average Age	37.9	38.7	40.5
Average Age (Male)	31.6	33.5	37.4
Average Age (Female)	38.2	39.1	40.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	190	695	2,940
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$43,755	\$41,901	\$44,589
Average House Value	\$97,842	\$125,272	\$170,804

2023 American Community Survey (ACS)



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