



PRIME AIRWAYS BLVD FRONTAGE
6,878 SF | Freestanding Retail Building

AVAILABLE

1427 Airways Blvd. | Memphis, TN 38106



GILL
PROPERTIES

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



FRANK DYER III, CCIM, RPA
frank@gillprop.com
901.277.8183



BARRY MAYNARD
barry@gillprop.com
901.230.4265

PROPERTY FEATURES



1427 Airways Boulevard
Memphis, TN 38106



Freestanding
6,878 SF | .81 AC



Pylon Signage



80 Surface Spaces



Zoned: CH



High Traffic Area &
Great Area
Demographics

The **Memphis Metropolitan Region** itself has ~1.4 M residents and serves as a major Mid-South economic hub, driven by logistics, freight, cultural tourism, and healthcare industries.

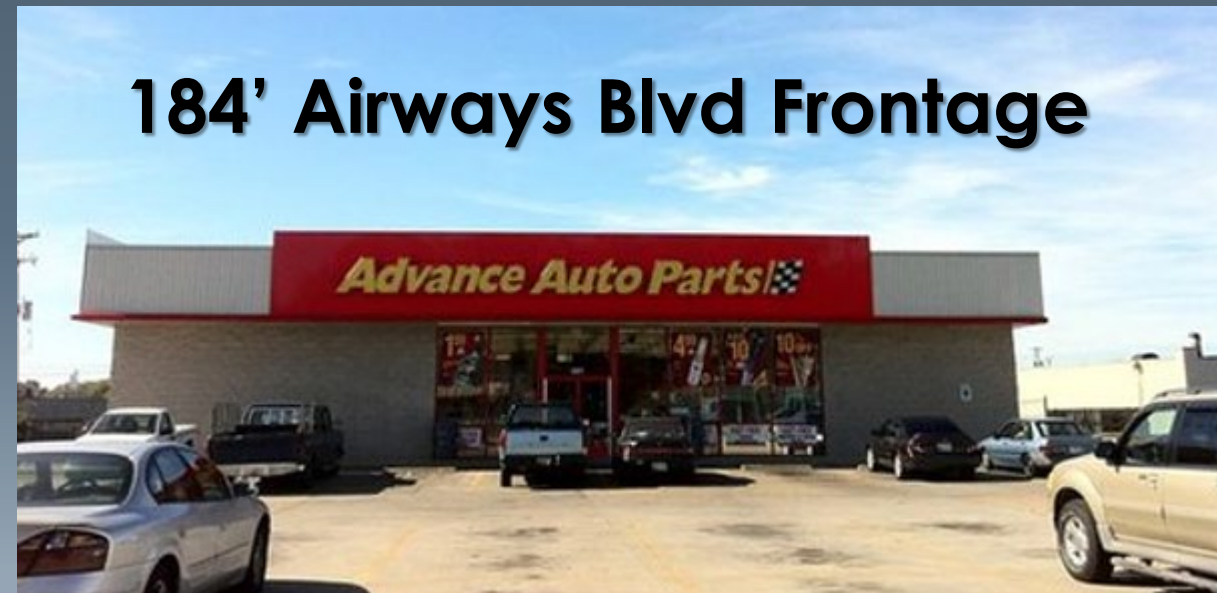
Direct Access to Major Transportation

- Part of **State Route 277**, a major north–south urban arterial through Southeast Memphis — connecting Lamar Avenue, I-240 and the **Memphis International Airport area**.
- Immediate proximity to I-240** (major beltway around Memphis) makes the corridor extremely accessible for local residents, airport travelers, and commercial traffic alike.

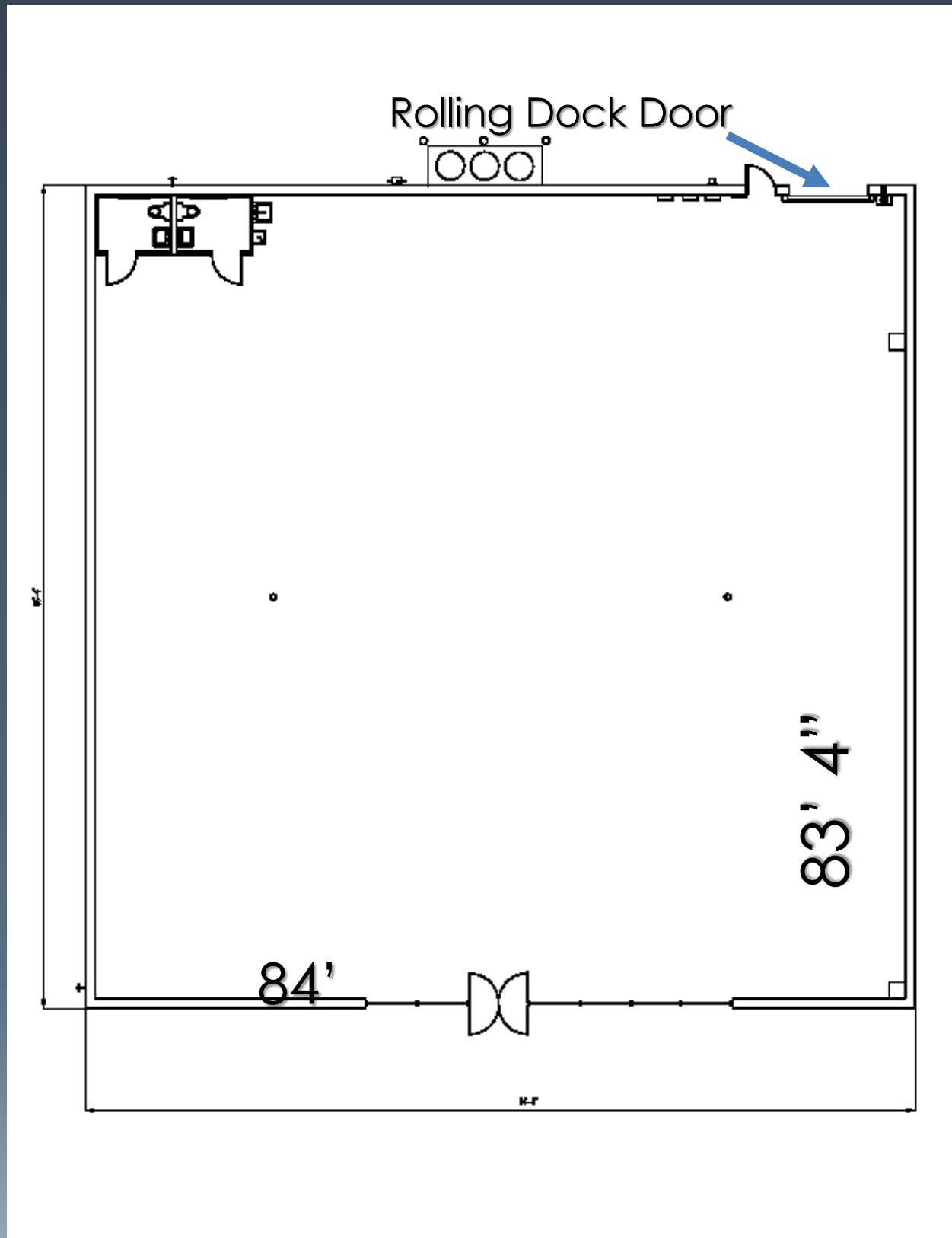


TRADE AREA: Memphis, TN-MS-AR |
Submarket: Downtown/Midtown

184' Airways Blvd Frontage



THE BUILDING



AREA HIGHLIGHTS

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
 Population	12,716	99,150	243,930
 Households	5,404	44,251	105,412
 HH Income	\$36,018	\$39,790	\$39,734

Traffic Counts

AIRWAYS BLVD	25,987+
LAMAR AVE	31,819+
US 78	31,769+
I-240	136,426+

GILL
PROPERTIES

For more information:

Frank Dyer III, CCIM, RPA
901.277.8183

Barry Maynard
901.230.4265

