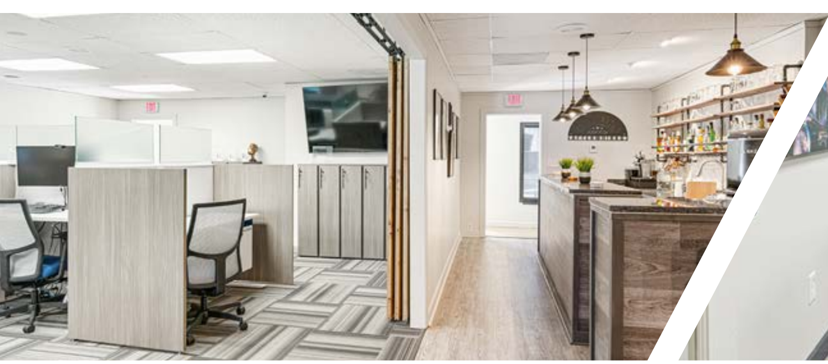
OFFERING MEMORANDUM

5570 MURRAY AVE

MEMPHIS, TN 38119



CUSHMAN & WAKEFIELD | COMMERCIAL ADVISORS

5570 MURRAY AVE

MEMPHIS, TN 38119

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5570 MURRAY AVE

MEMPHIS, TN 38119

Cushman & Wakefield | Commercial Advisors is pleased to present 5570 Murray Road, an +/- 10,454-square-foot office property ideally positioned just off Poplar Avenue and I-240 in East Memphis. This premier location offers unmatched accessibility for employees and clients, with immediate connectivity to the city's top business, retail, and residential hubs.

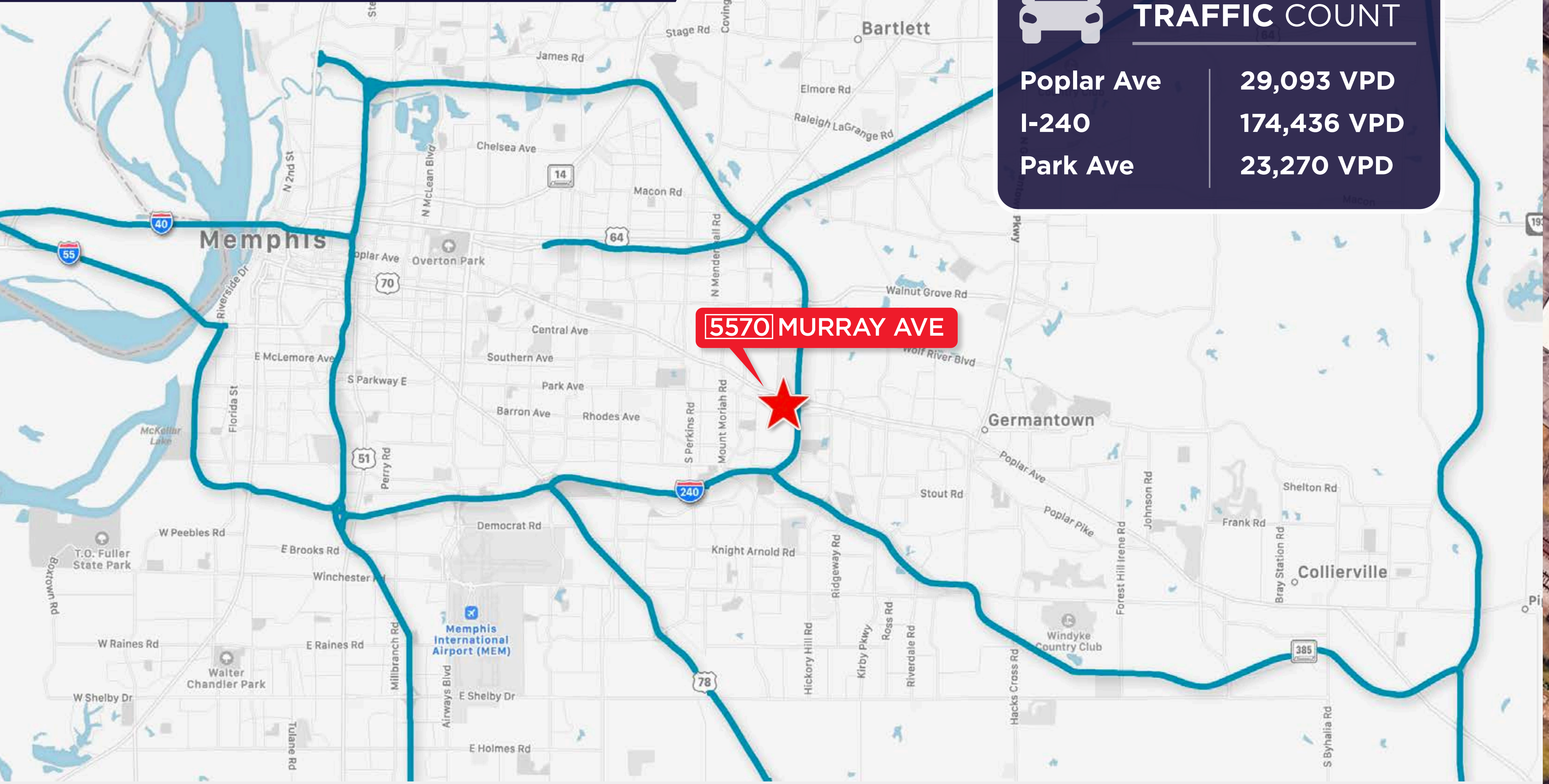
The property delivers a rare combination of functionality and modern amenities, including 21 private offices, 3 conference rooms, and a balanced mix of open and collaborative areas. An executive office with a private restroom complements the layout, while the second floor a bar area, a shower-equipped restroom, and a dedicated podcast studio. Large windows throughout bring in abundant natural light, enhancing the workplace environment.

With 53 on-site parking spaces, including 5 covered spaces, the property ensures convenience and comfort for both employees and guests. 5570 Murray Road presents an exceptional opportunity to secure a headquarters-quality address in one of Memphis's most connected office corridors.

Offering Summary	
Asking Price	$2,400,000
Submarket	East
Number of Tenants	0
Occupancy	0%

MARKET ANALYSIS

OFFICE SUBMARKET



TRAFFIC COUNT

Poplar Ave	29,093 VPD
I-240	174,436 VPD
Park Ave	23,270 VPD

STRONG OFFICE SUBMARKET FUNDAMENTALS

The East Memphis Submarket is one of the most established and prestigious office corridors in the Mid-South. It is home to major corporate campuses, including the headquarters of FedEx Logistics and notable regional offices for Fortune 500 companies. The demand for space in this submarket is driven by its central location, high-quality office product, and proximity to affluent residential neighborhoods such as Germantown and Collierville. With easy access to Poplar Avenue, I-240, and key business amenities, East Memphis serves as a hub for professional services, healthcare, and financial institutions, making it one of the most desirable submarkets in Shelby County.

5570 MURRAY AVE

DEMOGRAPHICS

YEAR 2025	1 MILE	3 MILE	5 MILE
Population	6,309	74,160	218,280
Median Age	40.4	38.8	36.1
Average Household Income	$136,793	$148,181	$115,399
Per Capita Income	$66,839	$64,569	$48,893
Total Businesses	350	3,282	3,603
Total Employees	3,462	81,588	48,972
Employment (White Collar)	84.2%	76.8%	58.5%
Employment (Blue Collar)	4.5%	10.9%	25.1%
Employment (Services)	0.5%	12.3%	16.4%
Unemployment Rate	3.7%	2.1%	4.9%

- **Prime East Memphis Location –** Easy access to I-240 and Poplar Avenue, connecting to the entire Memphis metro area
- **Close to Key Amenities –** University of Memphis, Shelby Farms Park, Houston's, Folk's Folly Prime Steakhouse, The Half Shell, and more
- **Affluent Demographics –** Average household income exceeding $200,000 within a one-mile radius

PROPERTY DESCRIPTION

PROPERTY SPECIFICATIONS

Parcel ID	056061 00023C 056059 00007
Building Size (SF)	+/- 10,454
Acres	0.8926
Zoning	OG - Office General
Year Built	1975
# of Stories	2
Parking Spaces	53
Parking Ratio	5/1000

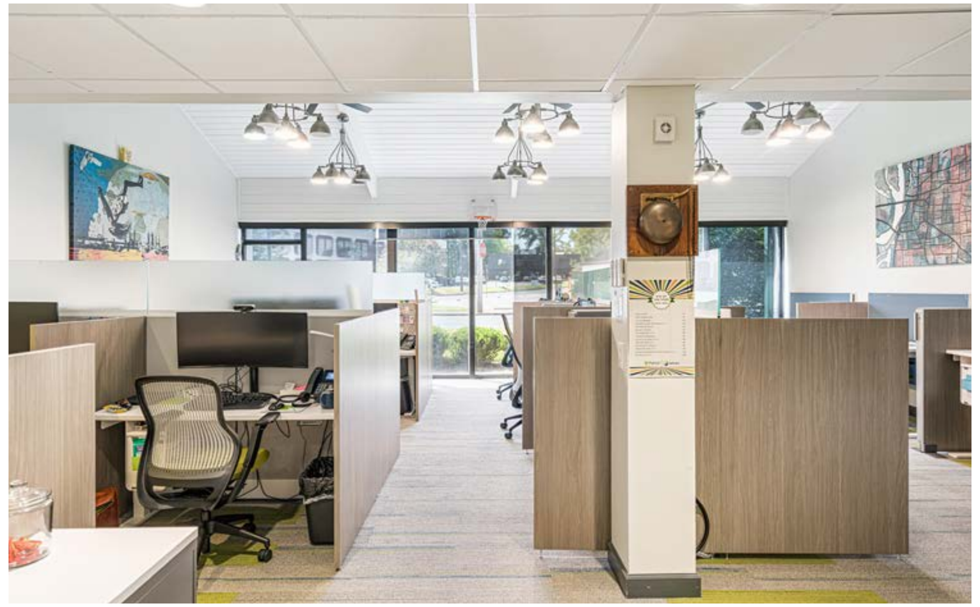
Roof	TPO and Metal
Sprinklers	NA
Access Control System	Yes
Energy Management	NA
Generator	No
Elevators	No
Security	Yes
Utilities	MLGW
Power	850 Amps

TAX INFORMATION	
Total Appraisal	$1,055,300
Total Assessment	$422,120
2025 City Taxes	$10,894.12
2025 County Taxes	$11,355.03

PROPERTY HIGHLIGHTS

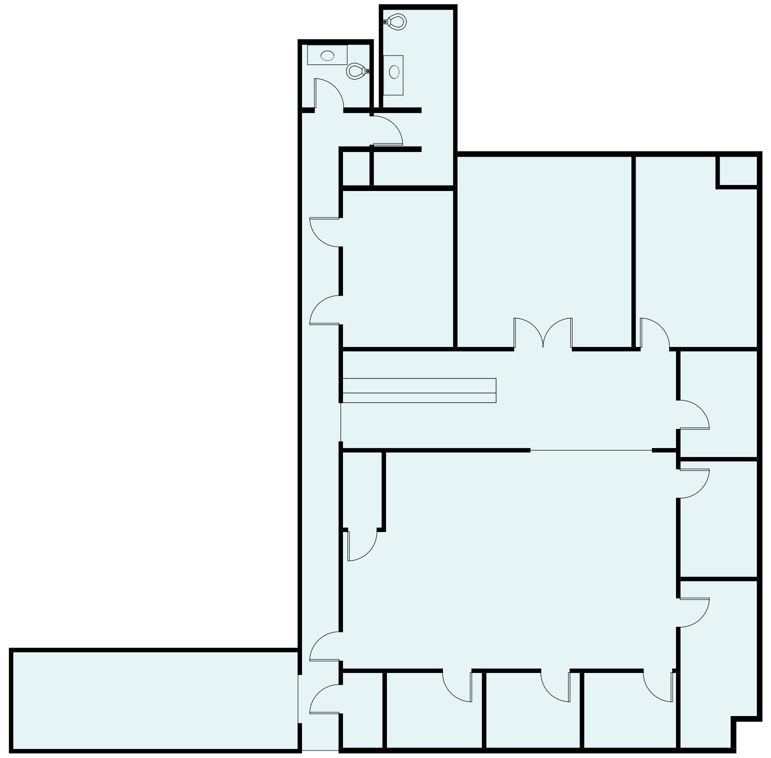
- **Fully renovated and updated 10,454 SF office building** with abundant natural light and expansive window lines
- **Prime East Memphis location at Poplar & I-240**, providing quick access across the city
- Highly functional layout with a mix of **private offices, conference rooms, open areas, and collaborative space**
- **Executive office with private restroom**
- **Recently updated second-floor amenities** including a **hospitality lounge, podcast studio, and shower-equipped restroom**
- **Parking ratio over 5/1,000**, featuring **53 spaces with 5 covered adjacent to the main entrance**
- Seller to occupy through **May 2026** – building delivered vacant upon availability

PROPERTY PHOTOS



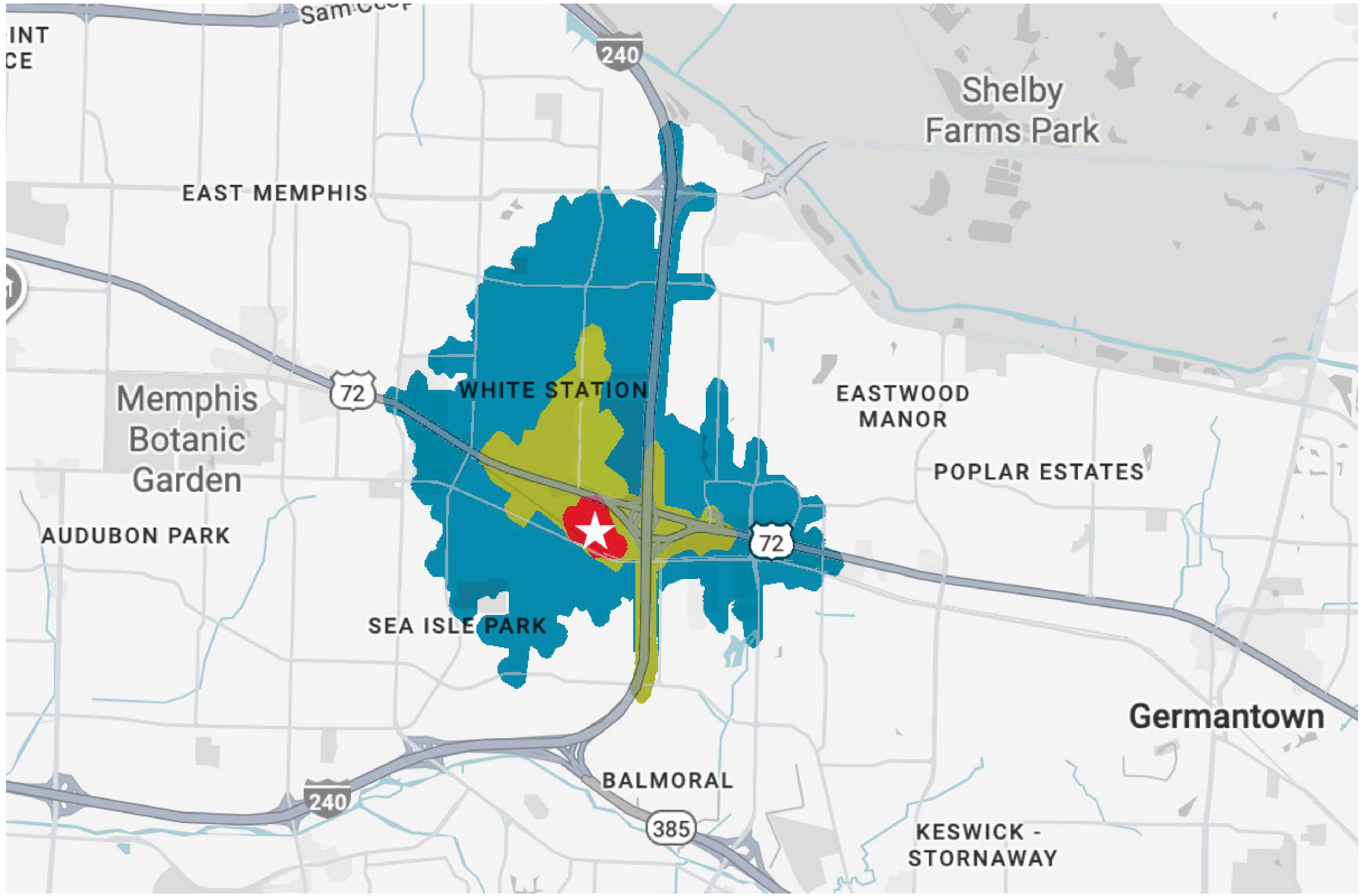
FLOOR PLANS

1ST FLOOR



2ND FLOOR

DRIVE TIME MAP



1 MIN | 3 MINS | 5 MINS

MEMPHIS

Memphis, the birthplace of Rock n' Roll and the Home of the Blues, is located in the southwest corner of Tennessee and is bordered by Mississippi to the South and Arkansas to the West. The Memphis MSA comprises 10 counties in three states for a total population of over 1.3 million. The city is consistently recognized for its excellence and thought leadership in healthcare with the presence of St. Jude Children's Research Hospital, Le Bonheur Children's Hospital, Regional One Health Medical Center, and University of Tennessee Health Science Center. Memphis is home to several professional sports teams: NBA franchise Memphis Grizzlies, United Soccer League Memphis 901 FC, and the 2018 AAA National Champions Memphis Redbirds. The city has a rich cultural history with a modern-day robust economy supported by a grit and grind attitude. Agriculture is the largest industry in the Mid-South, and Memphis, originally built on the timber and cotton industries, is located at the center of that agricultural area. Memphis' economy is sustained by its dynamic distribution infrastructure as a result of the city's central location in the US.

MEMPHIS, TN

"America's Distribution Center"

#1

Logistics Leader
-Business Facilities Magazine
(August 2021)

#1

Most Affordable Cities in America
-moneycrashers.com
(November 2020)

#3

Most Charitable Places in the U.S.
-magnifymoney.com
(2019)

#2

2nd Largest Cargo Airport in the World
-Commercial Appeal
(April 2022)

HQ

FedEx
INTERNATIONAL PAPER
AutoZone
St. Jude Children's Research Hospital
DUCKS UNLIMITED
Hilton
TERMINIX
Hunter
TRUGREEN
smith&nephew

Excelling in the "Four R's" of distribution infrastructure;
"River, Rail, Road & Runway"

- Located in the middle part of the country
- Mississippi River – 5th Largest U.S. Inland Port
- I-40 connecting West Coast to East Coast
- I-69 connecting Canada to Mexico
- Five Class I Railroads – One of only four cities
- #1 busiest cargo airport in the World
- FedEx World Headquarters
- Major Hub for UPS and USPS
- 271 million square feet of industrial space

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The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of 5570 Murray Ave, Memphis, TN 38119 (the "Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Cushman & Wakefield Commercial Advisors (C&W/CA) ("The Company") or the Owner ("Owner"). The material is based in part upon information supplied by Owner and in part upon information obtained by The Company from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive, but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, The Company, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by The Company and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by The Company or Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner and The Company expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. The Company is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of The Company and may be used only by parties approved by The Company and Owner. The Property is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to Cushman & Wakefield / Commercial Advisors immediately upon request of The Company or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Company and Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

This is not an offer and no party shall be bound by any terms, conditions, proposals or agreements described herein or otherwise until a legally binding agreement(s) is fully executed and distributed. Cushman & Wakefield / Commercial Advisors ("Broker") makes no representations or warranties as to the accuracy of this information and interested parties bear the entire burden of investigating every aspect of the subject property/transaction before entering into any binding agreement(s).

INVESTMENT ADVISOR

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