



For Sale or Lease

Downtown Memphis Investment

3,000 SF Restaurant; 1,000 SF Street Retail

126 & 128 Monroe Avenue | 25 S. Second Street

Memphis, Tennessee 38103



Property Features

- Prime Downtown Memphis investment opportunity for sale or lease
- Asking Price: \$875,000
- 3,000 SF second-generation restaurant with existing restaurant infrastructure
- 1,000 SF street-level retail storefront with excellent visibility
- Two value-add apartment units with upside potential
- Ideal opportunity for owner-user or investor
- Multiple revenue sources from retail, restaurant, and residential uses
- Significant value-add opportunity through lease-up and renovations
- Located in the heart of Downtown Memphis near Court Square and Main Street
- Opportunity to capitalize on continued Downtown Memphis redevelopment

SF BREAKDOWN:

- 3,000 SF Second Generation Restaurant
- 1,000 SF Street Retail
- (2) Apartment Units

For more information:

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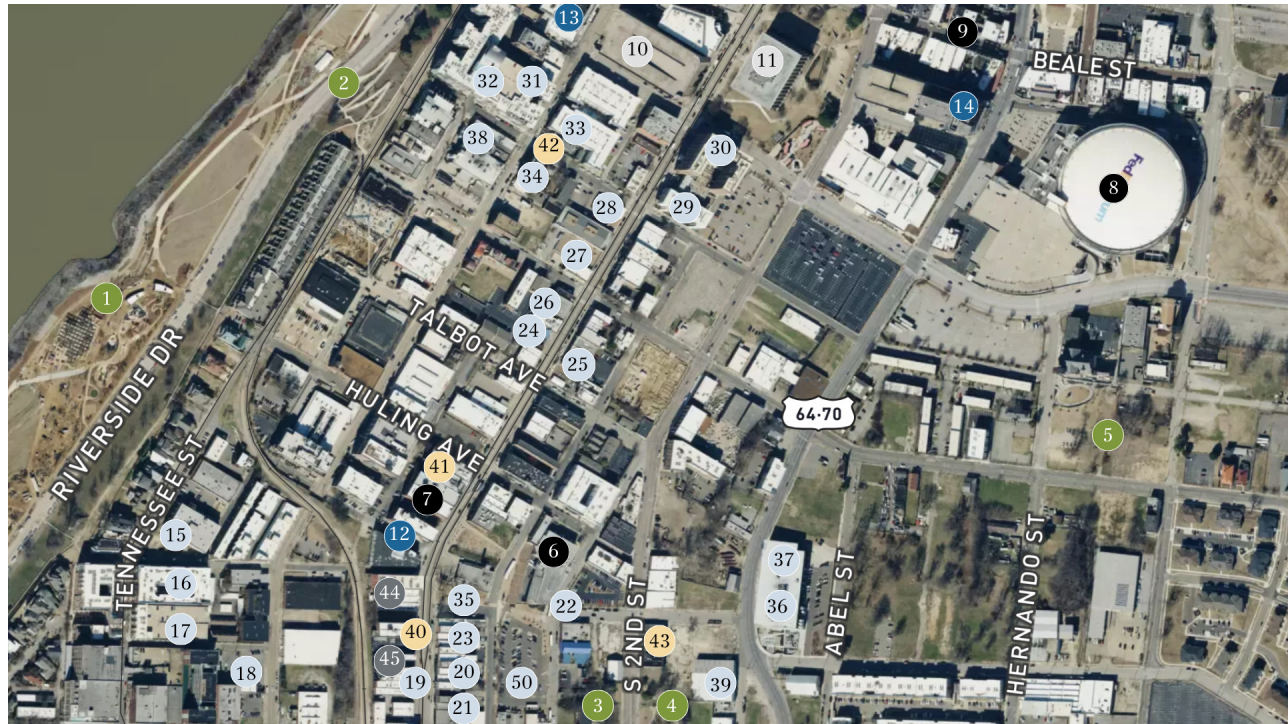
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For Lease

Downtown Amenities Map



PARKS

- 1. Tom Lee Park
- 2. Vance Park
- 3. Army Park
- 4. Navy Park
- 5. I AM A MAN Plaza

ATTRACTIONS

- 6. National Civil Rights Museum
- 7. Blues Hall of Fame Museum
- 8. FedEx Forum
- 9. Beale Street Entertainment District

GOVERNMENT BUILDINGS

- 10. Memphis Light Gas & Water
- 11. David F. Hansen Administration Building

ACCOMODATIONS

- 12. ARRIVE Memphis
- 13. Caption by Hyatt
- 14. The Westin

DINING

- 15. Poke Paradise
- 16. Fannie Lou's Gourmet Chicke
- 17. Kellie's Deli
- 18. The Blue Monkey
- 19. Ernestine & Hazel's
- 20. Little Italy
- 21. The Arcade
- 22. Central BBQ
- 23. South Main Sushi
- 24. Good Fortune Co.
- 25. Slider Inn
- 26. South of Beale
- 27. The Green Beetle
- 28. DaVinci's Restaurant & Lounge
- 29. The Lobbyist
- 30. Catherine & Mary's
- 31. Amelia Gene's
- 32. Pretty Taco
- 33. Barware
- 34. Gus's Fried Chicken
- 35. The Garden
- 36. Little Bettie
- 37. Wiseacre Brewing Co.
- 38. Old Dominic Distillery

COFFEE

- 40. Bluff City Coffee
- 41. Dr Bean's Coffee
- 42. Hive | Bagel & Deli
- 43. Butterific Bakery

RECREATION

- 44. Birdie's
- 45. Downtown Yoga