

FOR LEASE | SALE

2519 BROAD AVENUE, MEMPHIS, TN 38112
BROAD AVENUE ARTS DISTRICT



HISTORICAL BUILDING | .25 AC CORNER | 4,553 SF | TWO STORY

GILL
PROPERTIES

6815 Poplar Avenue, Suite 110
Germantown, TN 38138
901.758.1100

FOR MORE INFORMATION:
Brown Gill 901.483.9974
Emily Vanasek 901.355.4822

2519 BROAD AVENUE

Property Highlights:

Location:

2519 Broad Avenue and N. Merton Street
Historical building located in the Broad Avenue Art District &
Prominently located on a Corner and directly across from
NEW Apartments, LINK.

Type:

Restaurant Build-out with Patio | Previously, Bounty on Broad

Size:

4,553 SF | .25 AC Lot | Two Story

Built:

1910

Renovated:

2024

Zoned:

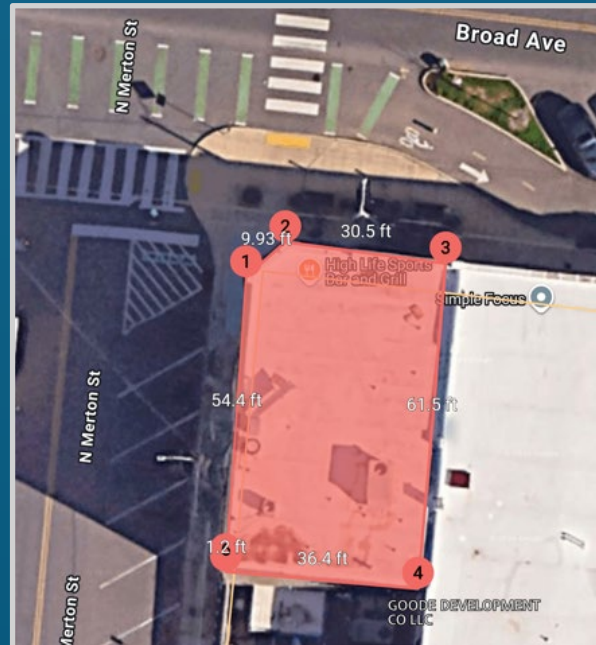
CMU-1 Commercial Mixed Use-1

Traffic:

Sam Cooper Blvd	43,400+
East Parkway	31,150+
Summer Avenue	25,500+

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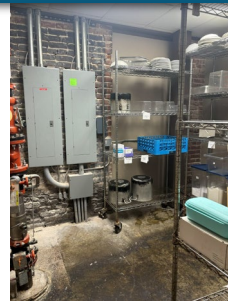
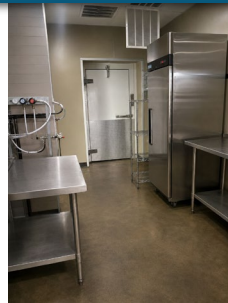
FIRST FLOOR



SECOND FLOOR



KITCHEN & STORAGE



- ❑ Two Bar Areas
- ❑ Kitchen & Storage
- ❑ Restrooms
- ❑ Dining Areas

FF&E
included

BROAD AVENUE ARTS DISTRICT

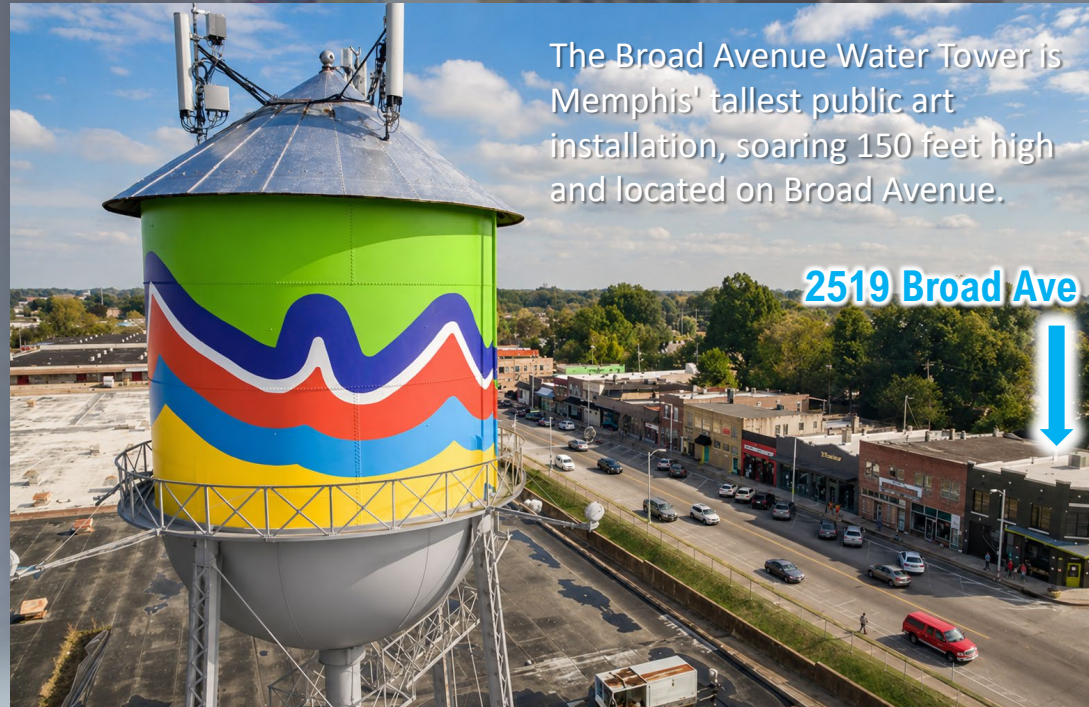
Vibrant Broad Avenue is known for its colorful murals and water tower, as well as its boutiques, art galleries, creative studios, and growing dining options.

Area Highlights:

- 2519 Broad Ave is in the Historic Binghampton Community in the City of Memphis, Tennessee
- The Link: A brand New 100+ Unit Apartment Complex directly across the street.
- The Community is one of the gateways to Midtown with Hyde Park on the North, Chickasaw Gardens on the South, and Overton Park, The Memphis Zoo and Evergreen on the West.
- Broad offers a two-way bicycle lane, The Hampline and being in close proximity to the Shelby Farms Greenline has created a walkable and vibrant area.
- And a final note, this district is still being actively developed.

Demographics:

	POPULATION	HOUSEHOLDS	HH INCOME
1 Mile	9,880	4,084	\$84,707
3 Miles	97,522	45,519	\$86,204
5 Miles	229,609	103,093	\$91,309



The Broad Avenue Water Tower is Memphis' tallest public art installation, soaring 150 feet high and located on Broad Avenue.

2519 Broad Ave