

For Sale

Flexible Retail Space Ideal for Owner-Users

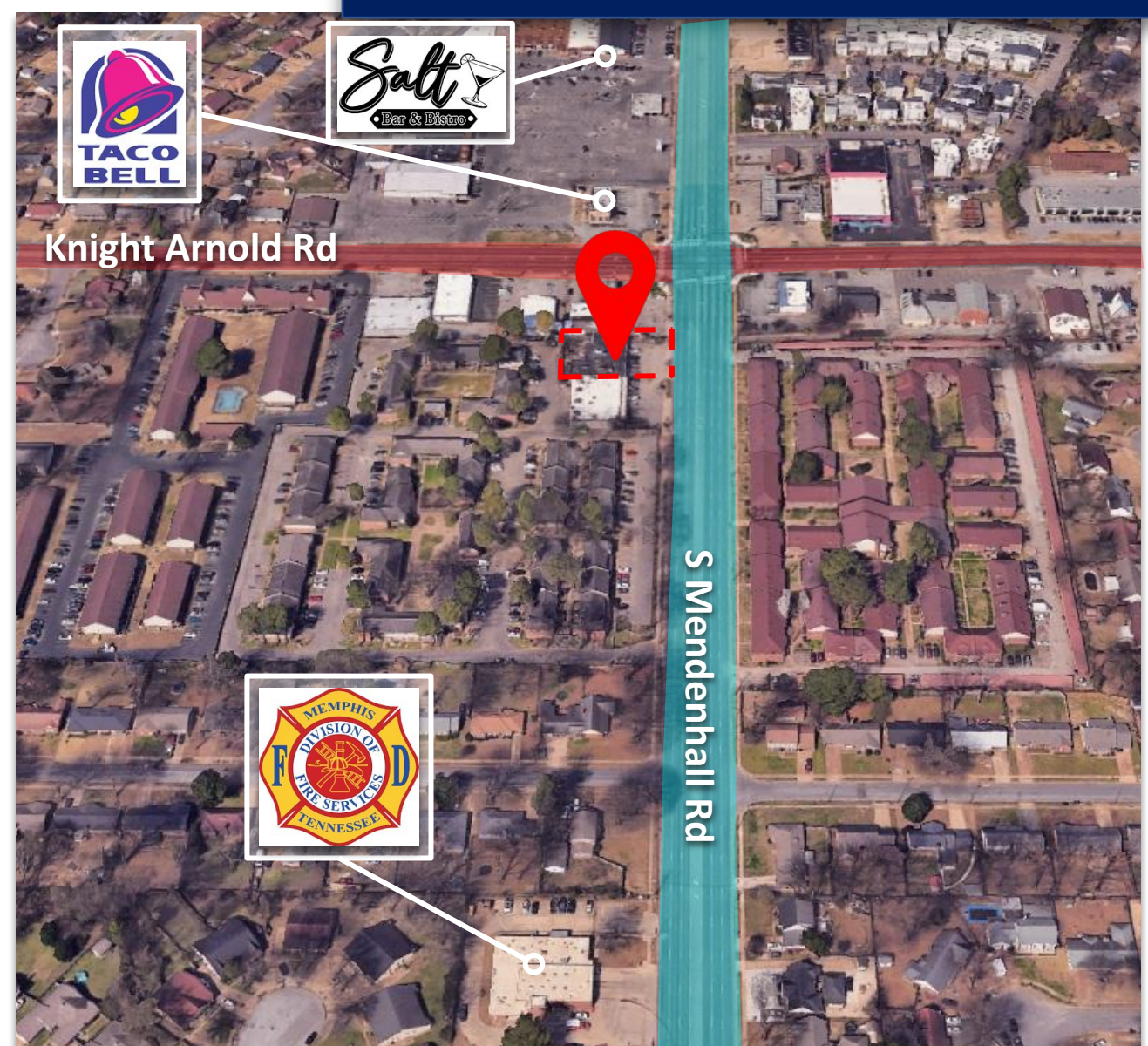


**3193 S Mendenhall Rd
Memphis, TN 38115**

\$450,000

6,082 SF +/-

- ❑ Owner-user opportunity with soon to be vacant space ready for occupancy
- ❑ Dual-space layout allows for business operation plus additional income potential
- ❑ Positioned in a high-traffic corridor with strong visibility and accessibility
- ❑ Minimal buildout required for many retail or service users
- ❑ Surrounded by dense residential base driving consistent consumer traffic
- ❑ Value-add potential through lease-up or business repositioning



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy of the information.



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