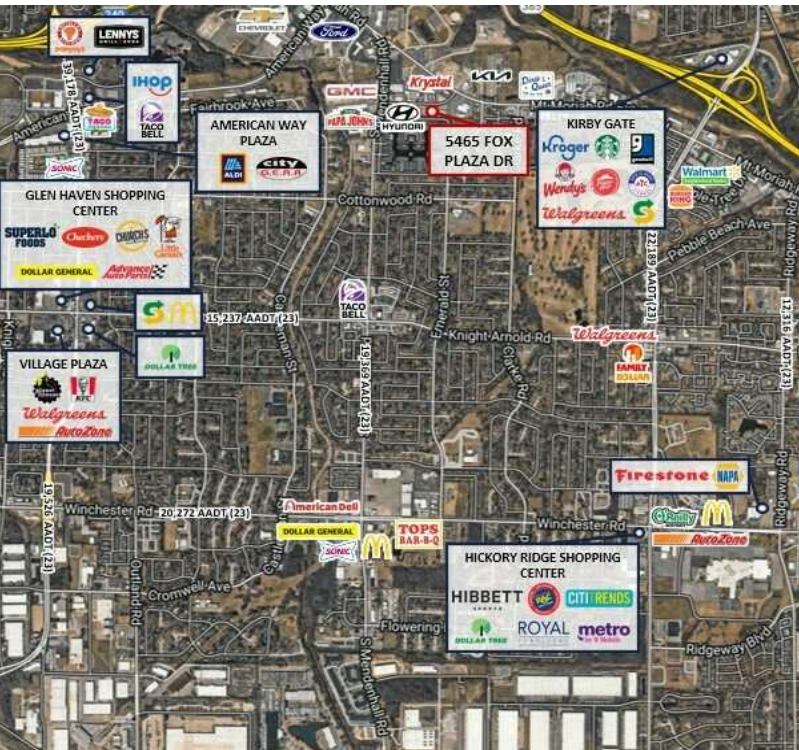


5465 FOX PLAZA DR
MEMPHIS, TN 38115



PROPERTY DESCRIPTION

6,624 SF Available of Second Generation Restaurant Space

PROPERTY HIGHLIGHTS

- Former Leonard's BBQ, Memphis' oldest BBQ establishment operating since 1922
- 1.13 acre lot with ample parking and pylon signage available
- Fully built out kitchen ideal for quick occupancy
- Featuring a large dining room that gives the next user the opportunity to split up for private dining and special event space
- Traffic Counts: Mt Moriah Extd (24,267 AADT), I-240 (181,743 AADT), and Hwy 385 (137,101 AADT)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,636	19,208	39,839
Total Population	12,185	49,801	100,195
Average HH Income	\$64,588	\$67,723	\$71,118

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