

**4549 Hwy 61 South
Commercial Corner Lot & Building For Sale
Memphis, TN**



LOCATION	Located at 4549 Hwy 61 South on the SWC of 61 & Westview Rd, just North of Shelby Drive, in SW Memphis.	
SITE AREA	1 acre commercial lot, currently used as a Used Car Lot and an approx. 1,428 sf brick former branch bank bldg. w a vault inside.	
ZONING	C-H Highway Commercial; approved for 488 apt units or 140 SFR with 10 acres of commercial on the front. Previously Light Industrial	
SALES PRICE:	\$99,000.00	
TRAFFIC COUNT	Hwy 61 North of Shelby	20,400
	Hwy 61 South of Shelby	16,124
	Shelby East of Hwy 61	9,551



Demographics	1-Mile	3-Mile	5-Mile
Population	7,464	45,073	102,258
Avg HH Income	\$39,170	\$40,024	\$45,425
Households	2,582	16,119	36,805

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