

PRIME KIRBY WHITTEN LOTS AVAILABLE

Just North of I-40 & WAL-MART

Memphis, TN

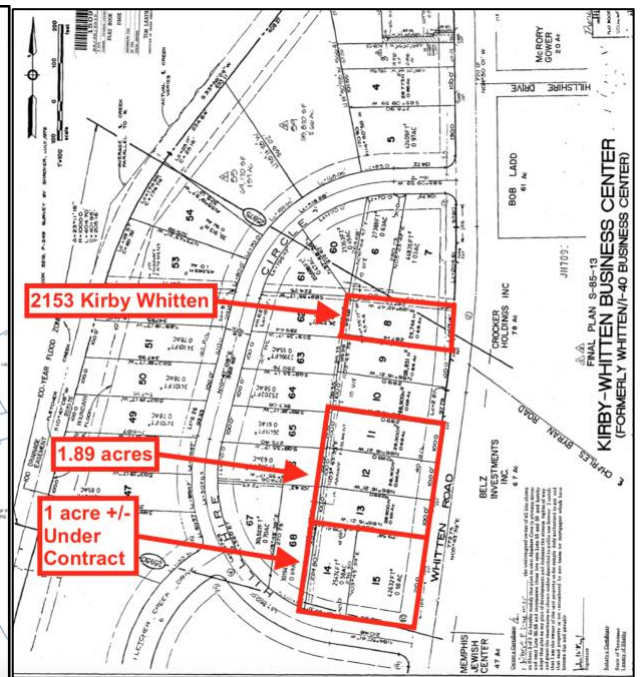
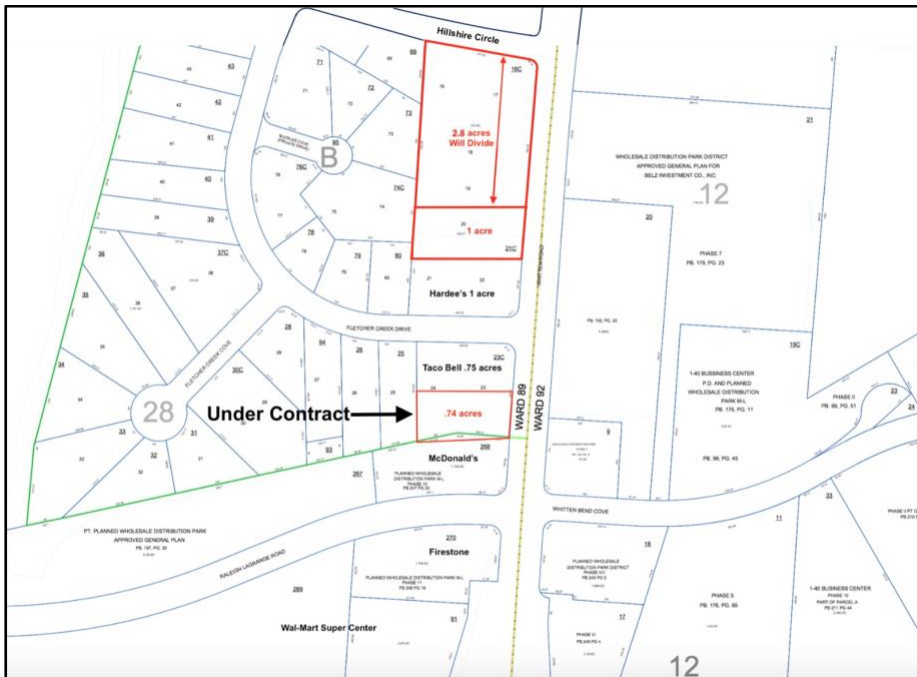
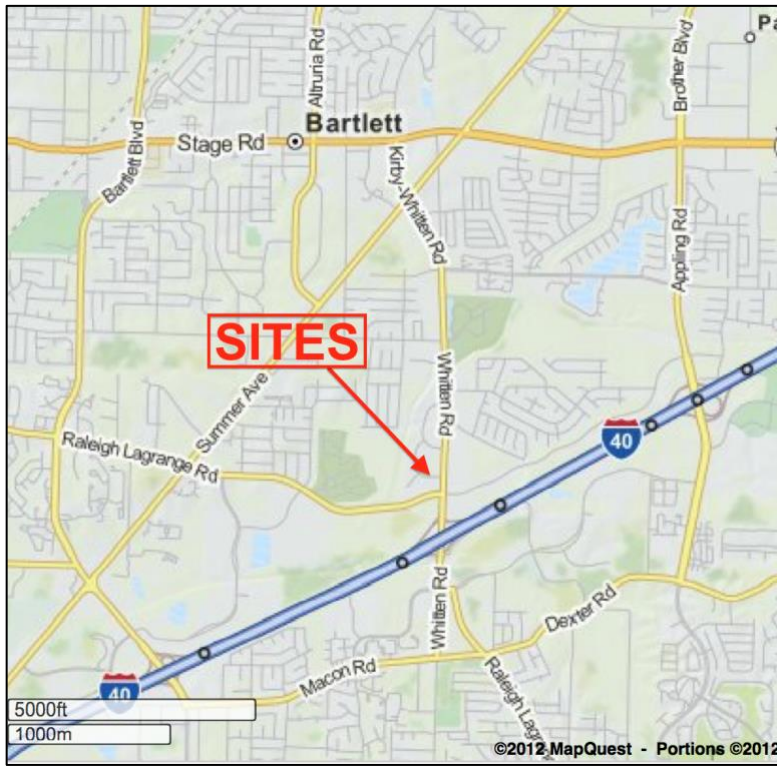


LOCATION	Lots available on the West side of Kirby Whitten between Hardee's & FRS Powersports.	
SITE AREA	2153 Kirby Whitten, approx .624 acres; North of Dollar Tree approx. 1.7 ac, with approx. 256' frontage on Whitten x 289 ft deep; SWC approx. 3.8 ac, with approx 465' frontage on Whitten x 289 ft deep	
ZONING	EMP - Light Industrial District	
GROUND LEASE:	\$10.00/sf at a 10% return, NNN on all parcels.	
SALES PRICE:	\$10.25/sf - 2153 Kirby Whitten; \$12.50/sf - 2.8 & 1.7 acres, \$13/sf 1 acre.	
TRAFFIC COUNT	Whitten Rd between I-40 & Elmore	32,331
	Raleigh Lagrange between Hwy 70 & Whitten	12,546
	I-40 West of Whitten	139,020



Demographics	1-Mile	3-Mile	5-Mile
Population	5,709	73,644	180,594
Avg HH Income	\$58,068	\$67,067	\$75,360
Daytime Population	10,231	50,793	100,708

CONTACT INFORMATION: Charlie Oates/Office 901-763-2050/Cell 901-484-0418



CONTACT INFORMATION: Charlie Oates/Office 901-763-2050/Cell 901-484-0418

ALL INFORMATION SUBMITTED HEREIN WAS RECEIVED FROM SOURCES DEEMED TO BE RELIABLE. IT IS SUBJECT TO ERRORS, OMISSIONS, OR PRIOR SALE AND WITHDRAWL FROM MARKET WITHOUT NOTICE. PRICES ARE SUBJECT TO CHANGE AT ANY TIME.