

LAND FOR GROUND LEASE

Shelby Dr. & Millbranch
Memphis, TN



PROPERTY LOOKING SOUTHWEST



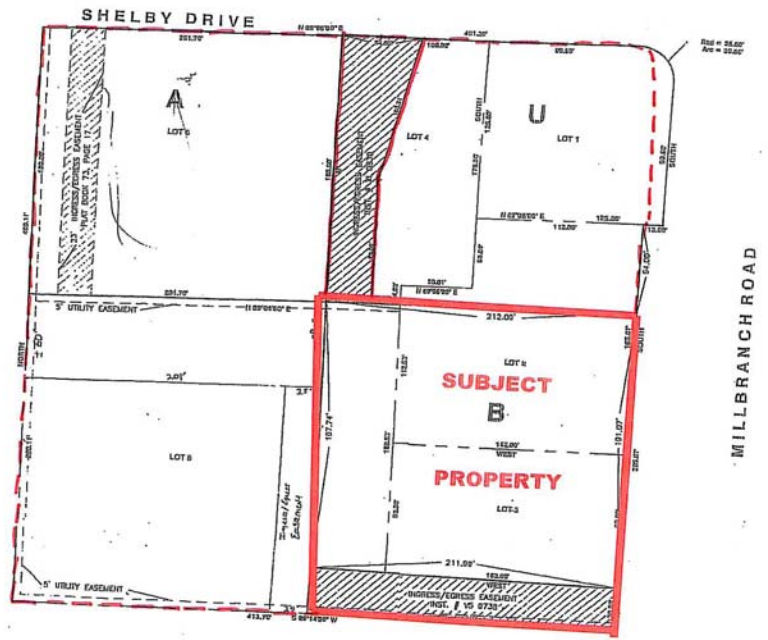
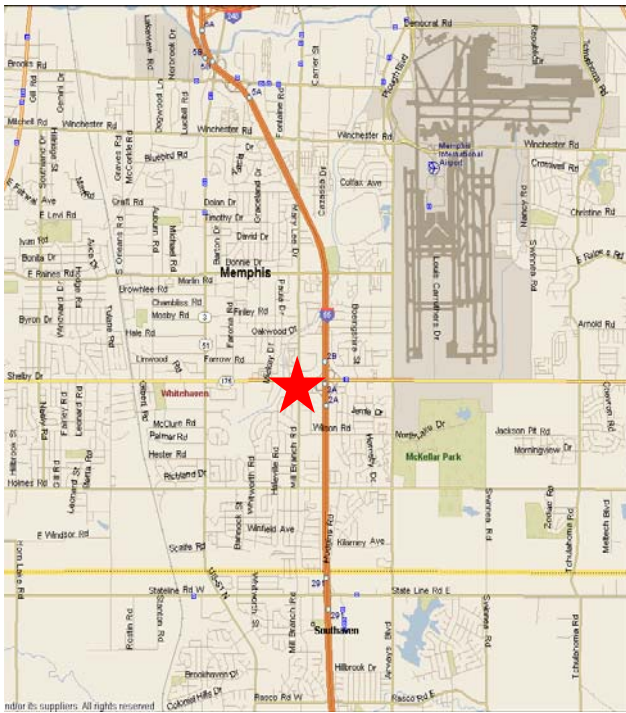
PROPERTY LOOKING NORTHWEST

LOCATION	Southwest corner of Shelby Dr. and Millbranch just west of I-55, access to Millbranch and Shelby Dr.		
SITE AREA	Parcel B measuring approx. 221.07'/220.58' X 212.01'/212.00' and containing approx. 46,875 sq ft. Parcel U, Parcel A and the SW lot may also be available separately or together with Parcel B		
ZONING	C-L Local Commercial District		
GROUND LEASE PRICE	\$ 45,000.00/year or \$.96/per sq. ft.		
TRAFFIC COUNTS (2007 ADT)	I-55 north	90,697	
	I-55 south	78,796	
	Shelby Dr. west of Millbranch	28,844	
	Shelby Dr. east of I-55	43,252	



2008 Demographics	1-Mile	2-Mile	3-Mile
Population	13,265	36,722	71,528
Avg HH Income	\$ 46,350	\$46,041	\$44,937
Total No. of Households	4,698	12,858	25,245

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