



## Shelby Oaks Commercial

Sycamore View @ Summer · Memphis, TN 38134



- Prime retail Location
- 20 Minutes from Memphis Intn'l Airport
- One mile from I-40/I-240 interchange
- 3mile Pop.: 58,829; 3mile HH Income: \$70,332

Right in the heart of Memphis' largest growth area at I-40 and Sycamore View, with daily traffic counts of 35,244, this property offers all the elements you want to grow your business. Located less than one mile from the I-40 / I-240 exchange, this flexible business space provides the ideal solution for showrooms, service companies, retail, or virtually any type of business. Join retailers such as Shoney's, Captain D's, McDonald's, and Perkins at Shelby Oaks Commercial.

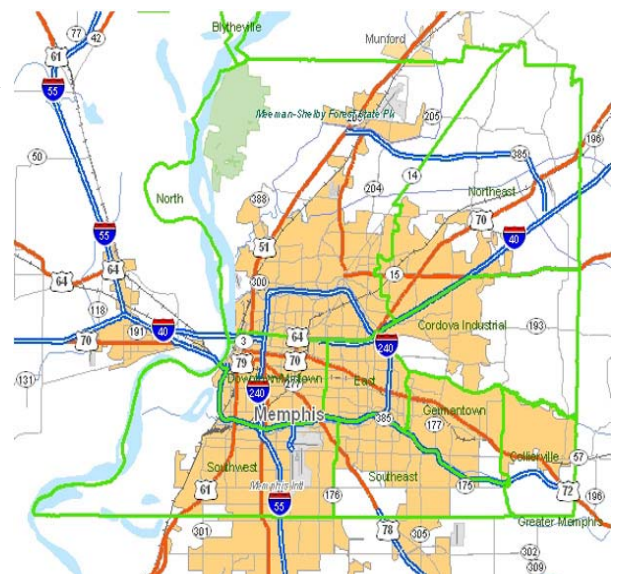
## Market Information

Memphis, Tennessee is located near the geographic center of the country and has become known as "America's Distribution Center" through its superior distribution, logistics and transportation infrastructure. The Memphis International Airport is the world's busiest cargo airport, with 15 cargo airlines. Because of its river crossing, Memphis is a gateway city that plays a major role in national rail transportation with five Class I railroads converging in Memphis. The Port of Memphis located south of downtown is the second largest inland port on the Mississippi River and the fourth busiest in the country.

Over one million residents live in the Memphis area and over 8 million domestic and international visitors come to Memphis each year. Major areas of employment include distribution, financial services, healthcare, and retail. The international headquarters of FedEx employs 30,000 people in the region, more than any other single business. Additionally, the NBA Memphis Grizzlies were established in 2002 and recently opened their new stadium, the FedExForum.

In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held each year, including the Memphis in May Beale Street Music Festival which brings people from all over the world to the Bluff City.

### MEMPHIS

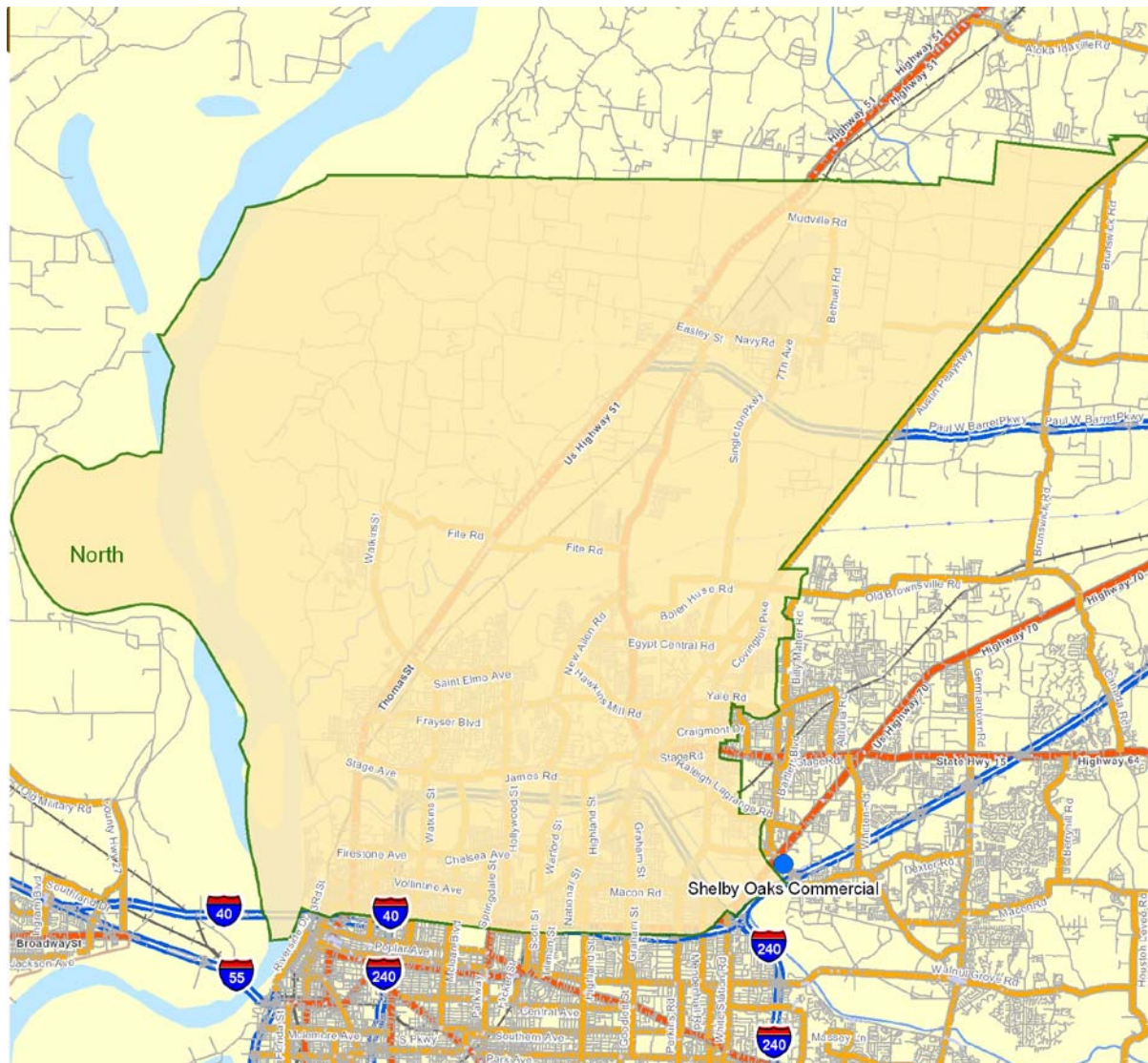




## SubMarket Information

### MEMPHIS · NORTH · RETAIL

Contains all properties located East of the Mississippi River, West of the Bartlett City limit and Austin Peay Highway, North of Summer/North Parkway and South of the Shelby County line.





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### Available Units

<u>BUILDING</u>	<u>UNIT</u>	<u>TOTAL RENTABLE</u>	<u>USE TYPE</u>
vacant lot, old neon moon	E010	1 ( SF )	RETAIL
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### UNIT INFORMATION

**Unit ID:** E010

**Address:** vacant lot, old neon moon Memphis, TN 38134

**Unit Area:** 1 Square Feet Available

#### ● **Exterior Walls:**

Available from Asset Management Services

#### ● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

#### ● **Floors:**

Available from Asset Management Services

#### ● **Clear Heights:**

Available from Asset Management Services

#### ● **Fire Suppression:**

Available from Asset Management Services

#### ● **Column Spacing:**

Available from Asset Management Services

#### ● **HVAC:**

Available from Asset Management Services

#### ● **Roofing System:**

Available from Asset Management Services

#### ● **Lighting:**

Available from Asset Management Services

#### ● **Parking Area:**

Available from Asset Management Services

#### ● **Electrical:**

Available from Asset Management Services



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### UNIT INFORMATION

**Unit ID:** E011

**Address:** vacant lot, old neon moon Memphis, TN 38134

**Unit Area:** 1 Square Feet Available

- **Exterior Walls:**

Available from Asset Management Services

- **Loading:**

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- **Floors:**

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