

3188 N. WATKINS ST., MEMPHIS, TN 38127



J. MAX HAMIDI, CCIM
866.724.2629
MAX.HAMIDI@SPERRYCGA.COM
TN #269182

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Highly Visible, free standing building. Excellent retail location for North Memphis area.

PROPERTY HIGHLIGHTS

- excellent street visibility
- 240 ft street frontage
- clean and well lite interior
- tenant controlled HVAC
- ample parking

PROPERTY SUMMARY

Sale Price:	\$490,000
Cap Rate:	8.57%
NOI:	\$42,000
Lot Size:	1.07 Acres
Building Size:	7,000 SF
Year Built:	2001
Renovated:	2014
Zoning:	CMU-1
Market:	Memphis
Sub Market:	North Memphis
Cross Streets:	Dellwood

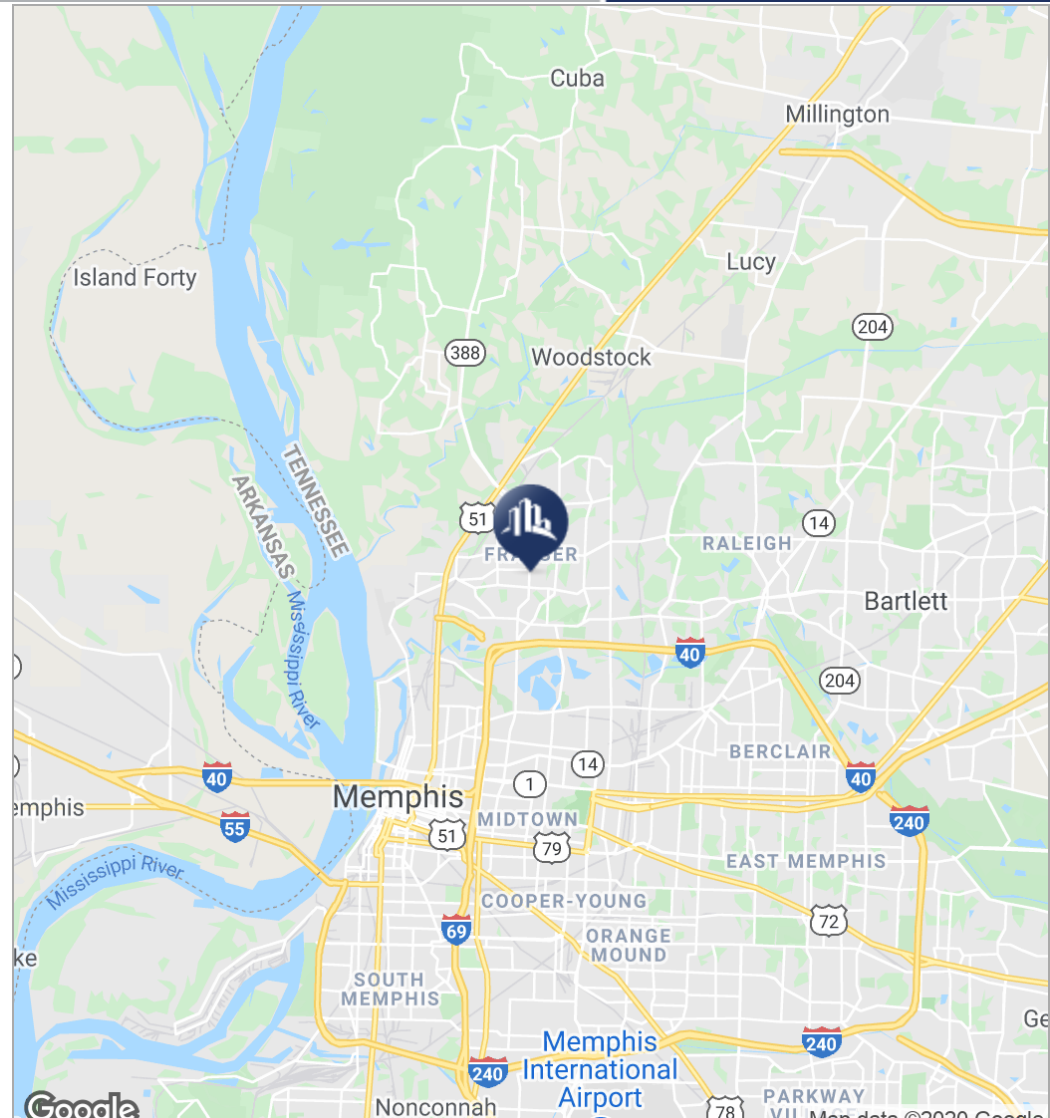
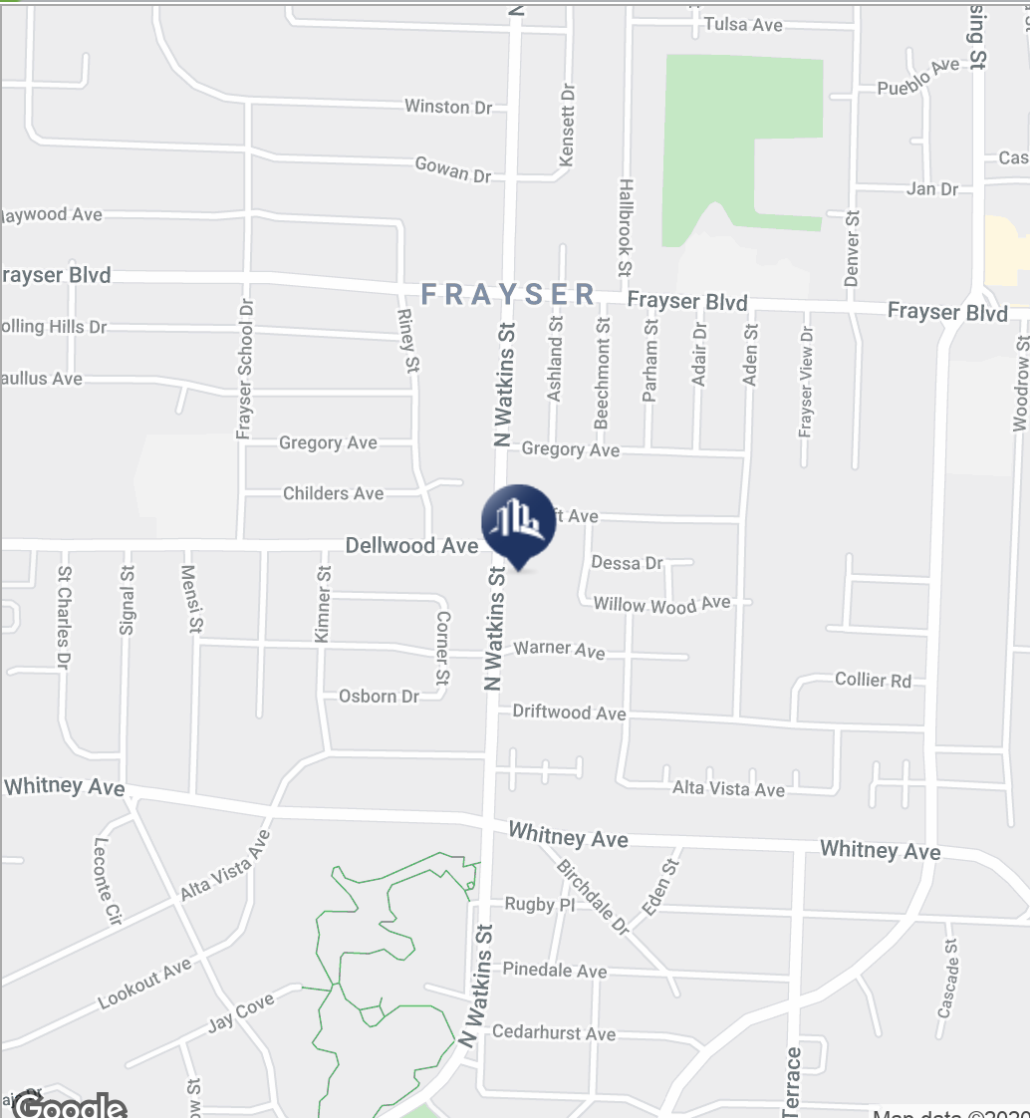
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MANAGING BROKER
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ADDITIONAL PHOTOS



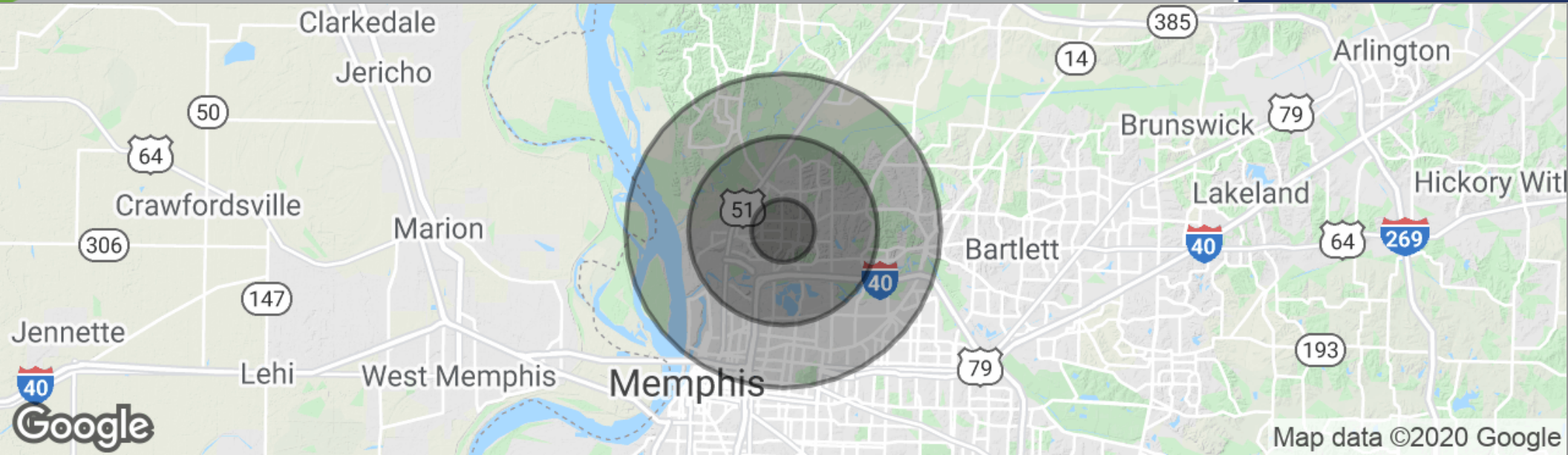
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LOCATION MAPS



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DEMOGRAPHICS MAP



	1 Mile	3 Miles	5 Miles
Total Population	10,141	59,233	135,747
Population Density	3,228	2,095	1,728
Median Age	25.3	28.3	31.2
Median Age (Male)	23.8	26.5	29.4
Median Age (Female)	27.9	30.2	33.2
Total Households	3,162	19,200	48,812
# of Persons Per HH	3.2	3.1	2.8
Average HH Income	\$33,417	\$33,961	\$41,095
Average House Value		\$96,534	\$156,872

* Demographic data derived from 2010 US Census

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