



ZZ MARKET FORMER GUYS TUXEDOS
ZZ MARKET FORMER GUYS TUXEDOS)



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FOR SALE OR LEASE

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PROPERTY INFORMATION PROPERTY INFORMATION



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SECTION 1 // 3



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PROPERTY INFORMATION

Executive Summary



PROPERTY OVERVIEW

sale price \$1,250,000.00

Lease \$12,000.00/ month NNN

PROPERTY HIGHLIGHTS

- excellent for a show room, club, restaurant or office building

PROPERTY SUMMARY

Sale Price:	\$1,250,000
Lot Size:	0.78 Acres
Building Size:	20,642 SF
Ceiling Height:	12.0 FT
Year Built:	1994
Renovated:	2016
Zoning:	Retail commercial
Market:	University of Memphis
Cross Streets:	Highland

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PROPERTY INFORMATION

Property Details



PROPERTY NAME: ZZ Market Former Guys Tuxedos)
PROPERTY ADDRESS: 3574-3580 Park Ave
Memphis, TN 38111
PROPERTY TYPE: Retail
APN: : 046018 00032 and 046018
00032
GROSS LEASABLE AREA: 20,642 SF
BUILDING CLASS:
ZONING: Retail commercial
YEAR BUILT: 1994
NUMBER OF STORIES: 1
FOUNDATION: concrete



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PROPERTY INFORMATION

Available Spaces



Lease Rate: \$10.00 SF/YR (NNN)

Lease Type: NNN

Total Space 20,642 SF

Lease Term: 36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
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PROPERTY HIGHLIGHTS

- excellent for a show room, club, restaurant or office building

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LOCATION INFORMATION LOCATION INFORMATION



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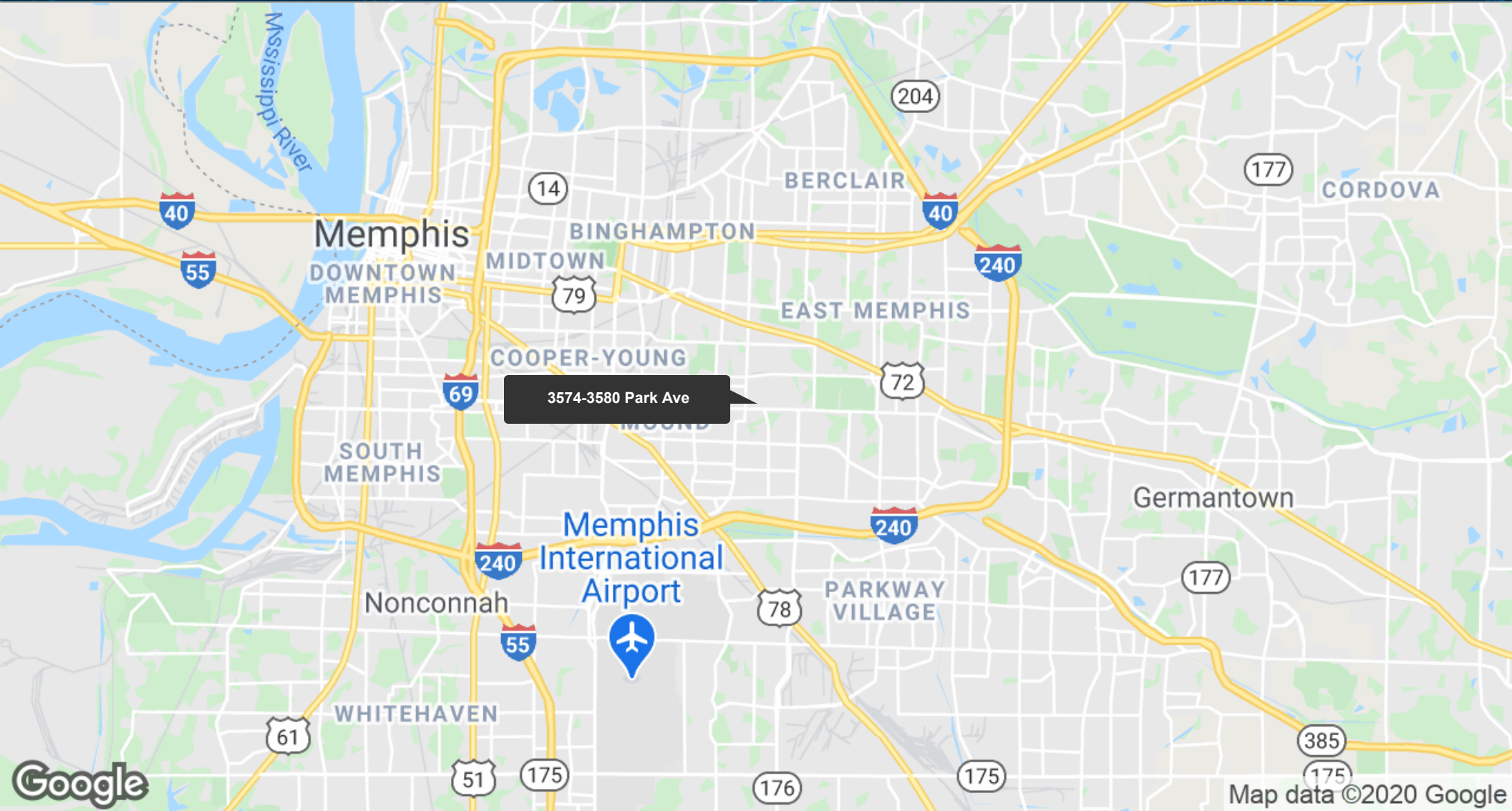
SECTION 2 // 8



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LOCATION INFORMATION

Regional Map



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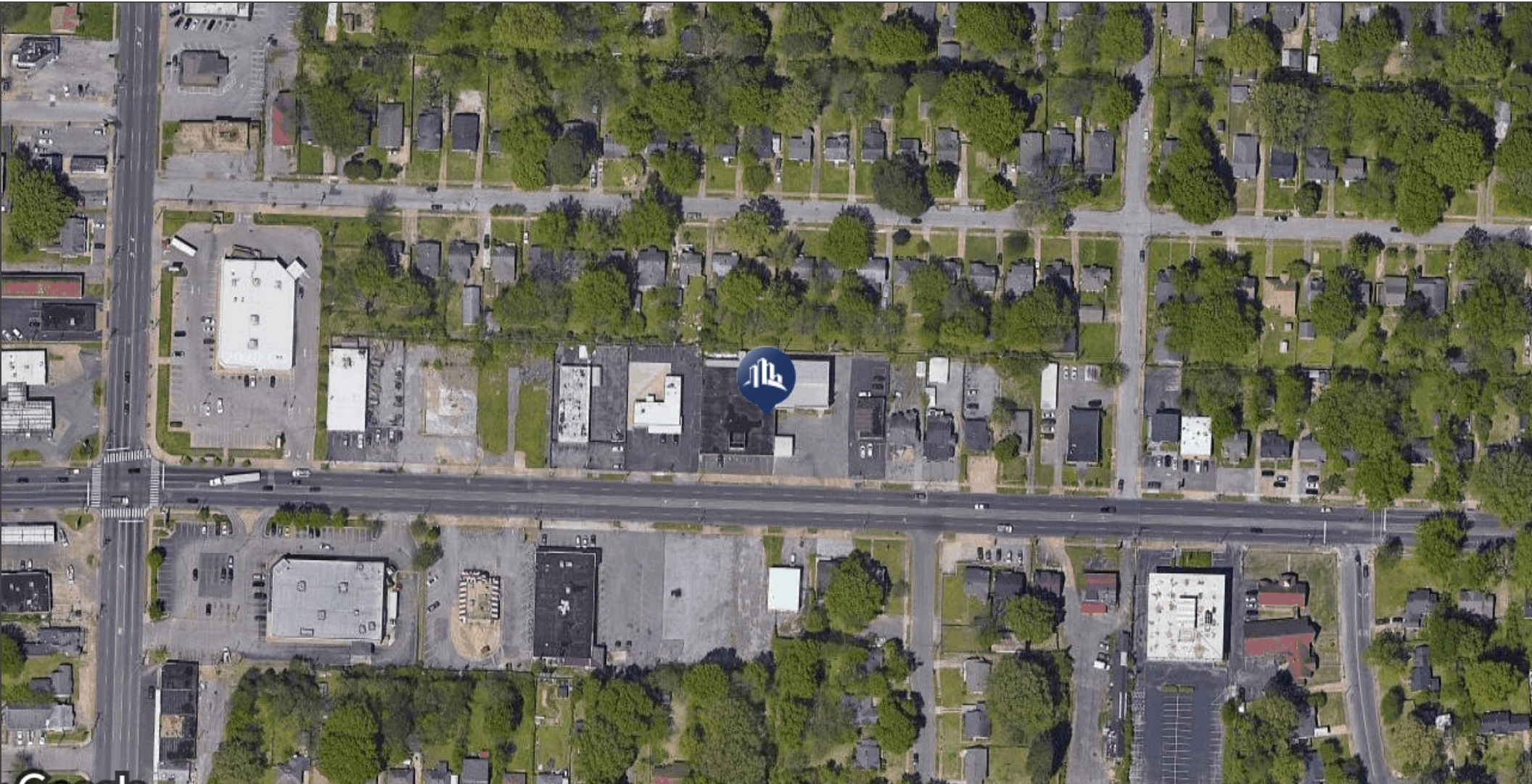
SECTION 2 // 9

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LOCATION INFORMATION

Aerial Map



Google

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FINANCIAL ANALYSIS FINANCIAL ANALYSIS



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FINANCIAL ANALYSIS

Financial Summary



INVESTMENT OVERVIEW

Price	\$1,250,000
Price per SF	\$60.56
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

Gross Annual Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Annual Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

FINANCING DATA

Down Payment	-
Loan Amount	-
Interest Rate	%
Amortization (yrs)	
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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SALES COMPARABLES SALES COMPARABLES



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SALES COMPARABLES

Sale Comps Summary



SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	
 ZZ Market Former Guys Tuxedos) 3574-3580 Park Ave Memphis, TN 38111	\$1,250,000	20,642 SF	\$60.56	-	2	
SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
TOTALS/AVERAGES	\$	SF	\$NaN	0.0%		

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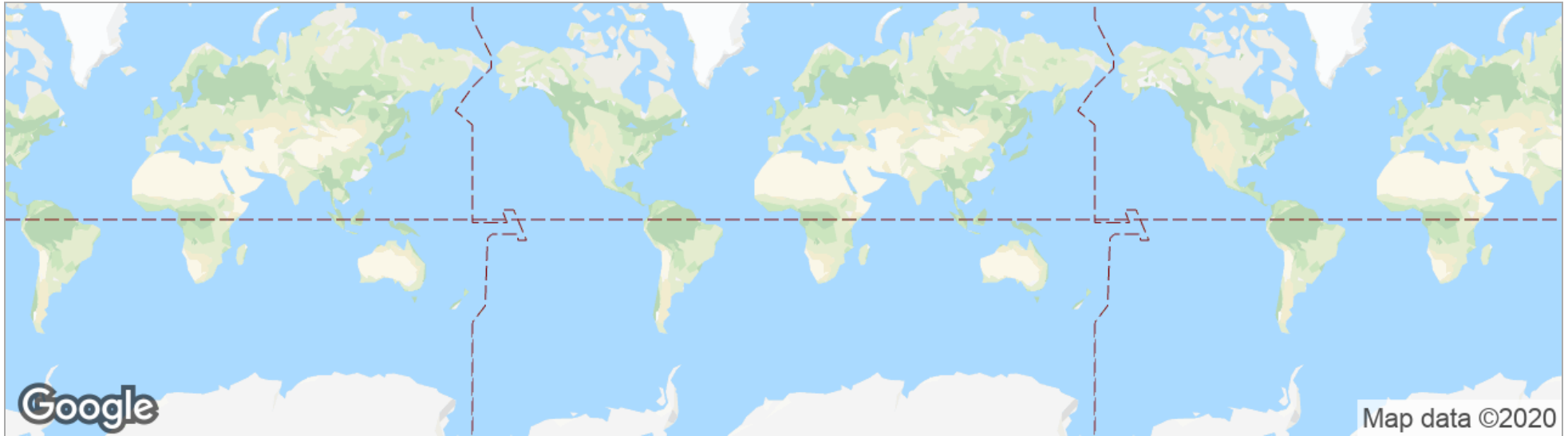
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SALES COMPARABLES

Sale Comps Map



SUBJECT PROPERTY

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RENT COMPARABLES RENT COMPARABLES



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RENT COMPARABLES

Rent Comps Summary



SUBJECT PROPERTY	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
 ZZ Market Former Guys Tuxedos) 3574-3580 Park Ave Memphis, TN 38111	\$10.00 SF/yr (NNN)	20,642 SF	20,642 SF	2	100.0%
RENT COMPS	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
TOTALS/AVERAGES	-	-	-	-	-

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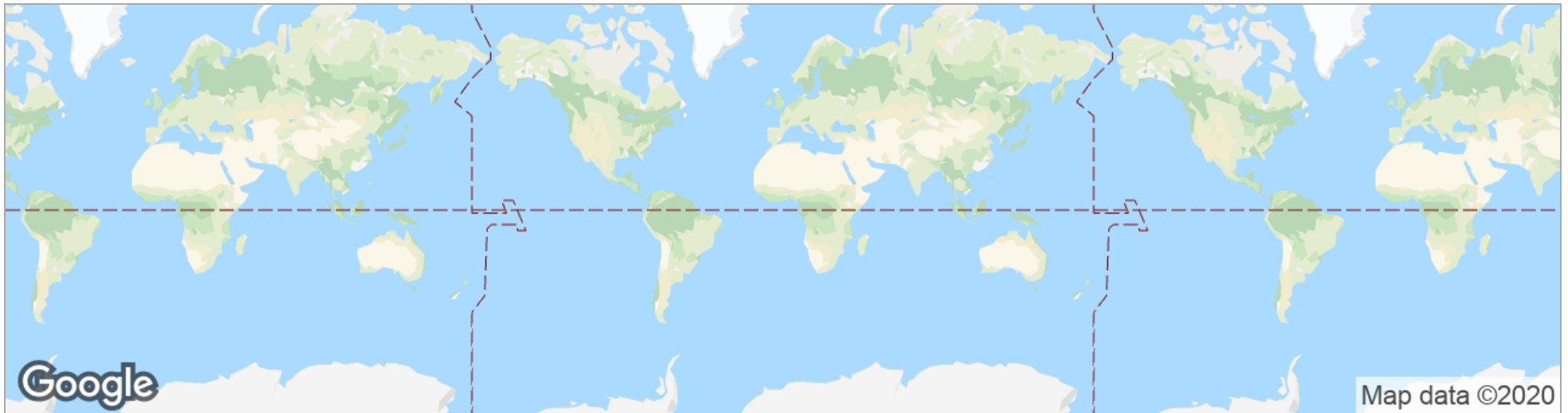
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RENT COMPARABLES

Rent Comps Map



SUBJECT PROPERTY

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DEMOGRAPHICS DEMOGRAPHICS



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DEMOGRAPHICS

Demographics Report



	1 MILE	3 MILES	5 MILES
Total households	6,004	40,509	97,133
Total persons per hh	2.6	2.6	2.6
Average hh income	\$45,544	\$57,718	\$56,200
Average house value	\$119,162	\$193,249	\$173,231
	1 MILE	3 MILES	5 MILES
Total population	15,429	105,393	250,742
Median age	34.0	34.4	34.1
Median age (male)	34.6	32.9	32.0
Median age (female)	33.3	35.5	36.1

* Demographic data derived from 2010 US Census

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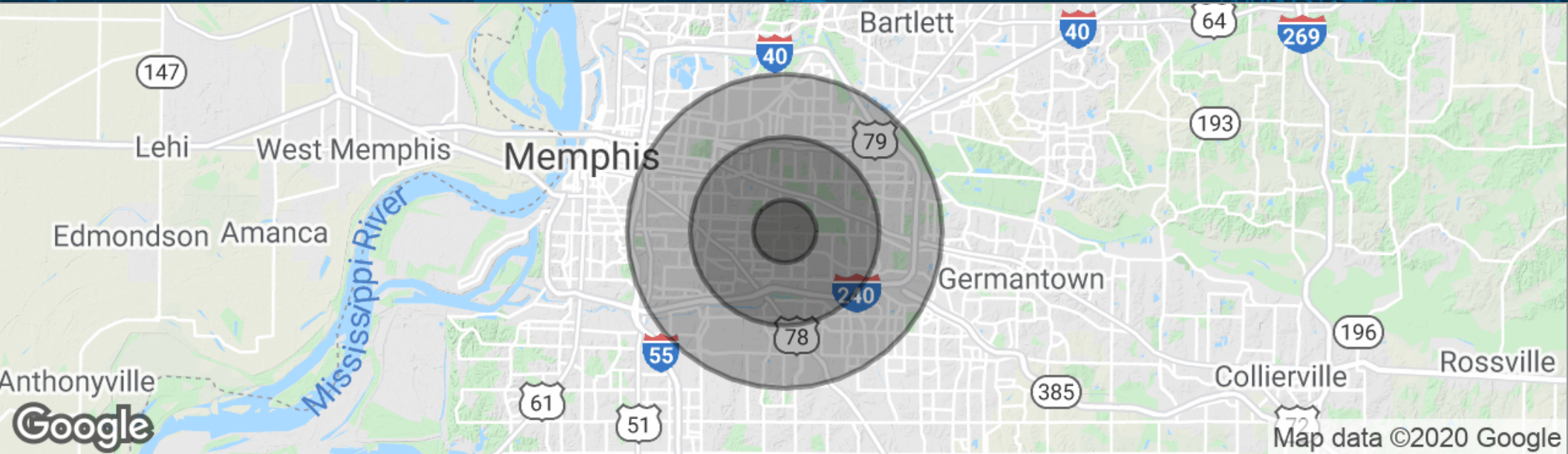
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DEMOGRAPHICS

Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	15,429	105,393	250,742
Population Density	4,911	3,728	3,193
Median Age	34.0	34.4	34.1
Median Age (Male)	34.6	32.9	32.0
Median Age (Female)	33.3	35.5	36.1
Total Households	6,004	40,509	97,133
# of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$45,544	\$57,718	\$56,200
Average House Value	\$119,162	\$193,249	\$173,231

* Demographic data derived from 2010 US Census

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ADDITIONAL INFORMATION



FOR SALE OR LEASE

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AGENT BIOS AGENT BIOS



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Managing Broker



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TN #269182



Professional Background

I was first introduced to the commercial real estate business by a gentleman named Phil Joseph, site selection specialist & VP of franchise development for Perkins Family Restaurant back in the mid-80s. As the Franchise Regional Manager over the Northeastern USA, Phil and I travelled the market assisting franchisees with their site selections, insuring the new locations met corporate specs as well as franchisee success. Over the next 7 years, we approved & opened 9 locations!

After 27+ years of great achievement and fulfilling all of my career goals in the restaurant industry, I decided to embark on a new journey. I began my foray into real estate! In 1997, I started as a Mortgage and Real Estate Broker for Re/Max Real Estate Company.

I specialize in the sale and disposition of gas stations & c-stores facilitating Circle K in the purchase and sale of many stores here in the Memphis market and surrounding areas. To date, my greatest achievement has been working with a local group to buy 42 stores from an Exxon franchisee. That project included lease analysis, fuel supply agreements, and disposition of some duplicate stores in the market.

Memberships & Affiliations

CCIM

