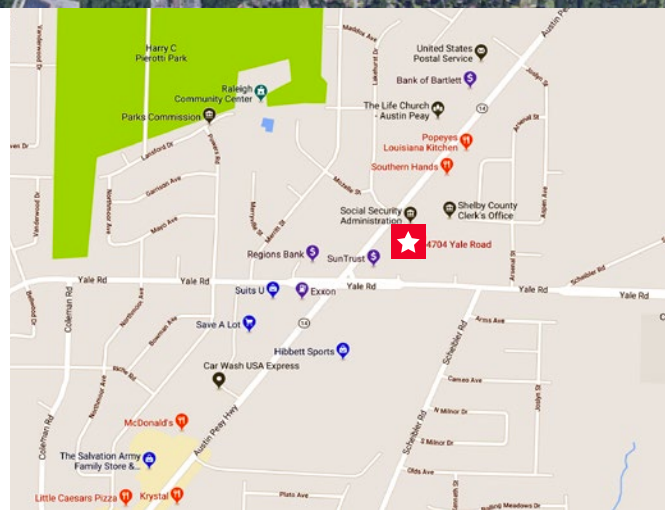




Property Highlights

- This is an outstanding development opportunity in the bustling Austin Peay trade area in North Memphis
- 6.7 acres of land with excellent frontage on both Austin Peay and Yale Rd
- Zoned CMU-2
- Directly across the street from the 65 acre, \$25 MM Raleigh Springs Town Center development
- Located 1 mile from Methodist North Hospital
- Area retailers include Walmart, U-Haul, Kroger, Goodwill, Dollar Tree, Save A Lot, DD's Discounts, Citi Trends, Conn's, Genx, Aldi, Family Dollar, and Advanced Auto



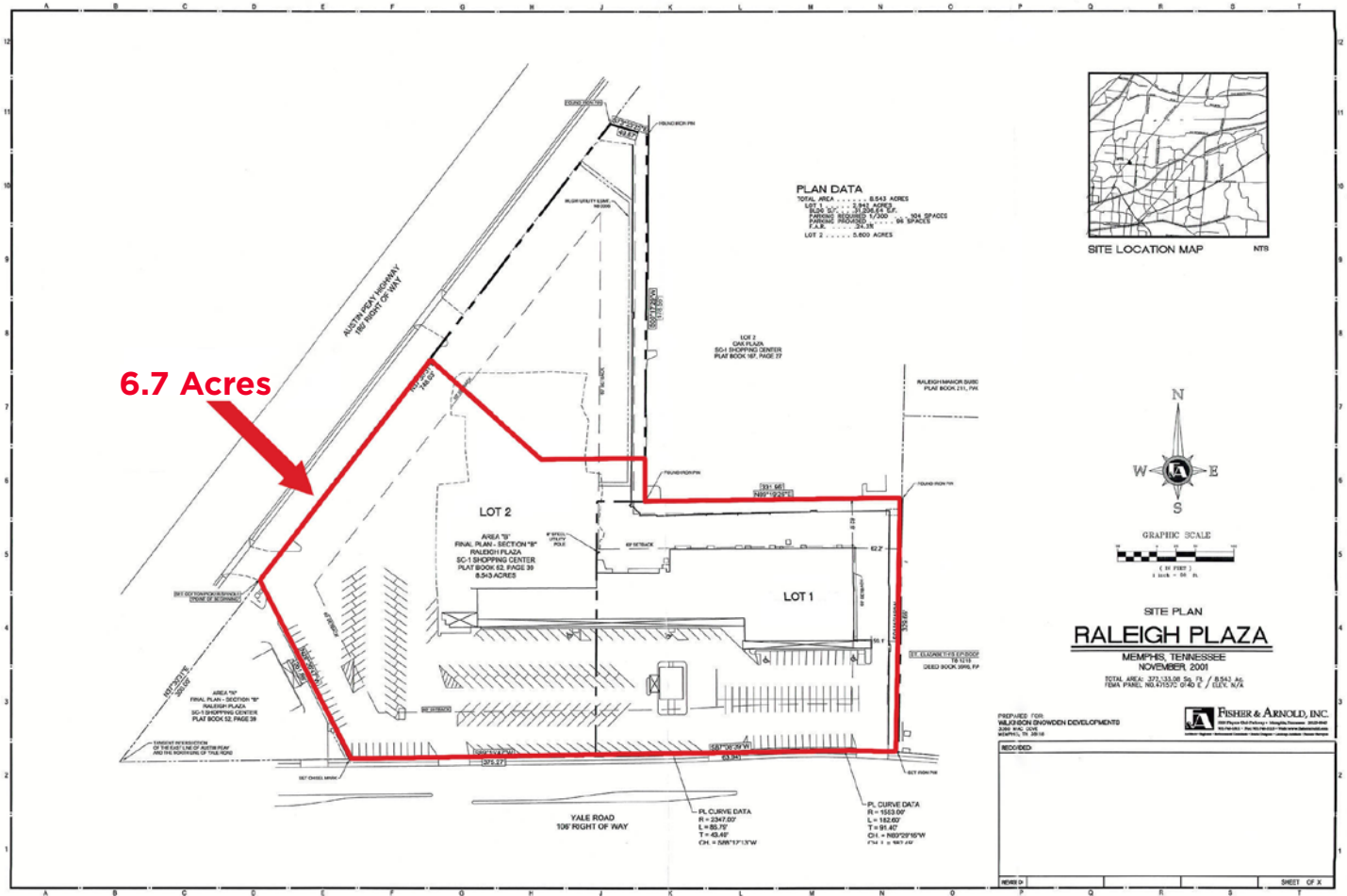
Traffic Counts

Austin Peay Hwy	40,484 VPD
Yale Rd	18,196 VPD

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Demographics	1 MI	3 MI	5 MI
Population	8,457	67,381	163,682
Households	3,024	24,263	58,175
Median Age	37.8	33.4	34.2
Average Household Income	\$69,820	\$62,518	\$61,241

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