

GERMANTOWN PKY

Germantown Pkwy & Shallow Glen, Memphis, TN 38016 | Northeast

RETAIL
Land Available



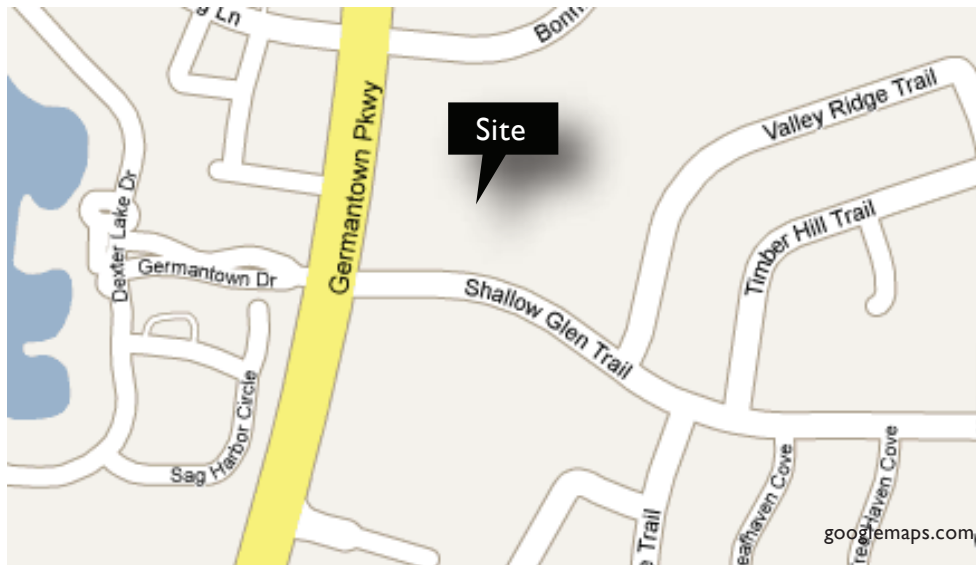
4.8 acres of construction ready land for sale just south of Dexter Road on the largest undeveloped property on Germantown Parkway. The location is in the heart of the booming Germantown Parkway retail corridor and offers 560 feet of frontage on Germantown Parkway. This location is the perfect site for a bank, restaurant, or any retail use.

SITE DETAILS

The entire parcel of 4.8 acres can be purchased, or the site can be divided into three (3) lots ranging from approx. 1.42 to 1.96 acres. The parcels will be graded and ready for construction. The site is zoned C-P (Planned Commercial) and is serviced by all utilities.

Asking Price: \$4.50psf as is on \$14-\$18 per usable SF of delivered pad ready sitet

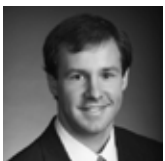
Traffic Counts Germantown Parkway and Dexter Road: 44,140 cars/day



FOR MORE INFORMATION:



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GERMANTOWN PKY

Germantown Pkwy & Shallow Glen, Memphis, TN 38106 | Northeast

RETAIL
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SAMPLE SITE LAYOUTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2008 Estimated Population	9,926	63,289	141,998
2008 Average Household Income	\$76,171	\$79,121	\$85,079
2008 Median Age	33.8	33.3	35.4



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